

**CORUS** BANK, N.A.

TRUSTEE'S DEED

The above space is for the recorder's use only

THIS INDENTURE, Made this 5th day of May, 1997, between **CORUS** BANK, N.A., a national banking association, as Trustee under the provisions of a Deed or Deeds in Trust recorded and delivered to said Association in pursuance of a Trust Agreement dated the 20th day of November, 1995, and known as Trust Number 10-4420 party of the first part, and **ATTILA DEMETER and KATALIN DEMETER, his wife, as tenants by the entirety and NOT as joint tenants with right of survivorship and NOT as tenants in common** of 1401 West Berteau Chicago, IL 60613 party(ies) of the second part.

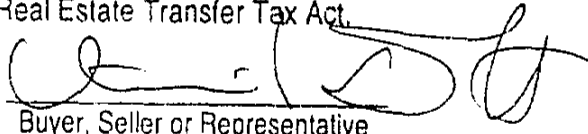
WITNESSETH, That said party of the first part in consideration of the sum of TEN and No/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party(ies) of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

\*f/k/a Aetna Bank

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.

1-26-97  
Date

  
Buyer, Seller or Representative

31447  
/n

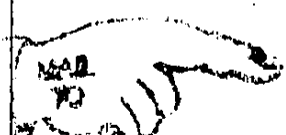
Commonly Known as: 14011407 W. Berteau, Unit #1401A, G-1, G-2, G-3, Chicago, IL  
PIN # 14-17-309-025-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

MAIL TAX BILLS TO:  
 Attila and Katalin Demeter  
 1401 West Berteau  
 Chicago, IL 60613

MAIL DEED TO:  
 LLOYD GOSSIS  
 254 2524 N. LINCOLN  
 CHICAGO IL 60614



**"OFFICIAL SEAL"**  
 MICHAEL L. DROESE, JR.  
 NOTARY PUBLIC STATE OF ILLINOIS  
 My Commission Expires 07/21/2001

THIS INSTRUMENT PREPARED BY  
 Judith E. Lewis  
 Trust Department  
 CORUS BANK, N.A.  
 2401 N. Halsted Street  
 Chicago, IL 60614

Notary Public

*Michael Droese, Jr.*  
 \_\_\_\_\_  
 1998

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of January \_\_\_\_\_

set forth.  
 act, and as the free and voluntary act of said Corporation, for the uses and purposes therein  
 did affix the said corporate seal of said Corporation to said instrument as his/her own free and voluntary  
 did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation,  
 and purposes therein set forth; and the said Trust Officer  
 own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses  
 this day in person and acknowledged that they signed and delivered the said instrument as their  
 Trust Officer and Trust Officer respectively, appeared before me  
 subscribed to the foregoing instrument as such  
 Trust Officer of said Corporation, personally known to me to be the same person whose names are  
 Trust Officer of the CORUS BANK, N.A., and Jennifer Conway  
 HERBY CERTIFY, the Judith E. Lewis  
 I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO

STATE OF ILLINOIS  
COUNTY OF COOK

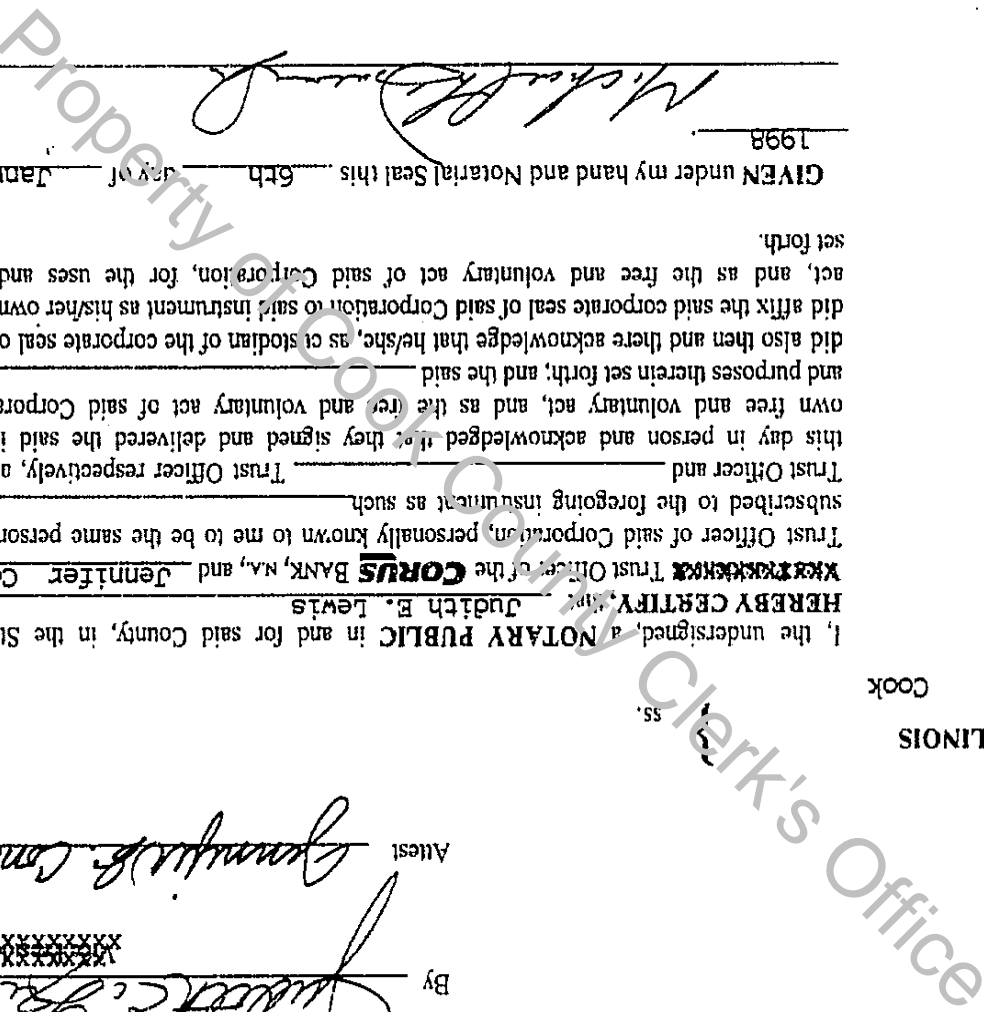
Attest  
*Jennifer Conway*  
 \_\_\_\_\_  
 Trust Officer

By  
*Judith E. Lewis*  
 \_\_\_\_\_  
 Trust Officer

CORUS BANK, N.A.\*/k/a Aetna Bank

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer the day and year first above written.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights, and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.



Unit 1401-A, G-1, G-2 and G-3 in The Berteau Court Condominiums as delineated on the survey of the following described real estate:

Lot 1 in Block 1 in Ashland Addition to Ravenswood in the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 96347060, as amended from time to time, together with an undivided percentage interest in the Common Elements, in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This is a new construction condominium and there is no tenant who has the right of first refusal to purchase the Unit.

Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT  
REQUIRED UNDER PUBLIC ACT 87-543  
COOK COUNTY ONLY

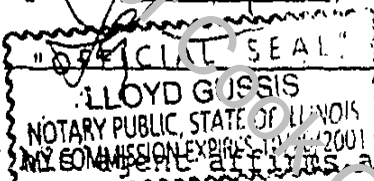
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/26, 1998

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Atina Demeta this 26 day of January, 1998.

Notary Public



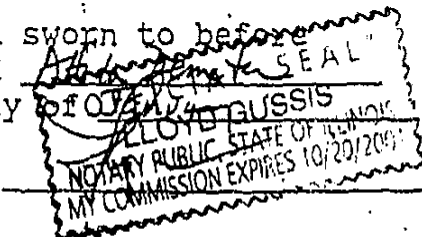
The grantee of [Signature] affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/26, 1998

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Atina Demeta this 26 day of January, 1998.

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office