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98146995

NOTARIAL PUBLIC
STATE OF ILLINOIS

TRUSTEE'S DEED

Statutory (ILLINOIS)
(Trustee to Individual)

THE GRANTOR, BERTHA PATIS, Trustee under the BERTHA PATIS LIVING TRUST dated February 4, 1994 of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to LINDA GRUBER of the City of San Diego, County of San Diego, State of California an undivided 50% interest as a tenant-in-common the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See attached Exhibit "A" for Legal Description

hereby releasing and waiving all rights and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-21-307-047-1214, #19L
Address(es) of Real Estate: 3430 N. Lake Shore Drive, #19L,
Chicago, Illinois 60657

Dated this _____ day of _____, 1997

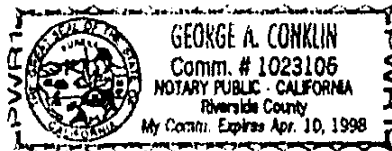
BERTHA PATIS, Trustee under the
BERTHA PATIS LIVING TRUST
dated February 4, 1994

Exempt under Real Estate Transfer Tax Act Sec. 4

_____ of Cook County and State of _____

Date 2/24/98

Sign: [Signature]



STATE OF CALIFORNIA)
) SS
COUNTY OF SAN DIEGO)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BERTHA PATIS, personally known to me to be the same person whose name is described to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 10 day of NOVEMBER, 1997.

George A. Conklin

Notary Public

My Commission expires:

APRIL 10, 1998

This instrument was prepared by: Ryann Whalen, Esq.

MAIL TO:

Ryann Whalen, Esq.
Harris Kessler & Goldstein
640 N. LaSalle Street
Suite 590
Chicago, Illinois 60610

SEND SUBSEQUENT TAX BILLS TO:

Ms. Linda Gruber
16140 Avenida Venusto
San Diego, California 92128

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"EXHIBIT A"

Unit No. 19-L, in 3440 Lake Shore Drive Condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lots 1 and 2 in Owners Division of that part of Lot 26 (except the Westerly Two Hundred feet thereof) lying Westerly of Sheridan Road in the Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37 in Pine Grove in Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit D to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated March 5, 1979 and known as Trust No. 45940 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 25103295 together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to party(ies) of the second part, and the successors and assigns of the party(ies) of the second part, 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 aforementioned Declaration, and party of the first part 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, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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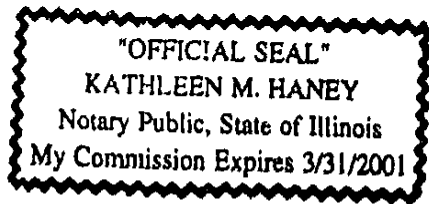
STATEMENT FOR GRANTOR OR GRANTEE

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 2/24 98

Signature [Handwritten Signature], Agent
Grantor or Agent

SUBSCRIBED AND SWORN to before me by the said [Handwritten Name] this 24 day of February, 1998



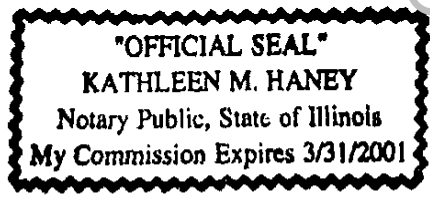
[Handwritten Signature]
Notary Public

The grantee or his agent 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 2/24 98

Signature [Handwritten Signature], Agent
Grantor or Agent

SUBSCRIBED AND SWORN to before me by the said [Handwritten Name] this 24 day of February, 1998



[Handwritten Signature]
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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Law.)

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