

# UNOFFICIAL COPY

TRUSTEE'S DEED

98252433

THIS INDENTURE, made this 25th day of March, 1998, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 12th day of October, 1995, and known as Trust No. 95-1619, party of the first part, and ANNE PATRICIA MAXWELL, of 918 N. Paulina, Apt. 1, Chicago, Illinois 60622, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, ANNE PATRICIA MAXWELL, the following described real estate, situated in Cook County, Illinois, to - wit:

See Legal Description Attached.

P.I.N. 17-06-435-038-0000

Commonly known as 850 N. Wood, Unit 3, Chicago, Illinois 60622

Subject to easements, covenants, conditions and restrictions of record, if any;  
Subject to general real estate taxes for 1997 and subsequent years.

Together with the tenements and appurtenances thereunto belonging.

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

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.

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BOX 333-CT1

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

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
MAR 30 1998  
DEPT. OF REVENUE  
235.00

STATE BANK OF COUNTRYSIDE  
as Trustee as aforesaid

*Joan Micka*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF ILLINOIS,  
COUNTY OF COOK

This instrument prepared by:

Joan Micka  
6734 Joliet Road  
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Susan L. Jutzi of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 25th day of March, 1998.

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAR 30 1998  
DEPT. OF REVENUE  
117.50

*Walter A. Smith-Thompson*  
\_\_\_\_\_  
Notary Public

98252433

D Name \_\_\_\_\_  
E \_\_\_\_\_  
L Street \_\_\_\_\_  
I \_\_\_\_\_  
V City \_\_\_\_\_  
E \_\_\_\_\_  
R Or: \_\_\_\_\_  
Y Recorder's Office Box Number \_\_\_\_\_

For Information Only  
Insert Street and Address of Above  
Described Property Here  
850 N. Wood, Unit 3  
Chicago, IL 60622

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE MAR 30 1998  
783.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE MAR 30 1998  
999.00

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT 3 IN THE WOOD HILL LOFT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 8 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98074471, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-C, PARKING SPACE P-C, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98074471.

SUBJECT TO: (I) GENERAL REAL ESTATE TAXES NOT YET DUE; (II) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS FOR WOOD HILL LOFT CONDOMINIUM ASSOCIATION, AS AMENDED FROM TIME TO TIME; (III) ANY UTILITY EASEMENTS OF RECORD; (IV) ZONING AND BUILDING LAWS AND ORDINANCES; (V) PARTY WALLS, IF ANY; (VI) ROADS AND HIGHWAYS, IF ANY; AND (VII) ACTS DUE OR SUFFERED BY PURCHASER.

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 SAID 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

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