

1998-04-08
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TRUSTEE'S DEED

Grantor, COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois, not personally, but as Trustee under the provisions of a deed or deeds in trust duly recorded and/or filed and delivered to said bank

RECORDERS USE ONLY

pursuant to a certain Trust Agreement dated the 21st day of August, 19 97, and known as Trust Number 30674, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims to Matthew M. Guenin

of 2662 North Orchard, #2, Chicago, Illinois 60614
the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

For Legal Description, see Exhibit "A" attached hereto and made a part hereof.

STATE OF ILLINOIS
REVENUE DEPARTMENT
PROPERTY TAX
22850

Cook County
REAL ESTATE TRANSACTION TAX
RECEIVED
STAMP APR 7 1998
114.75

★ 05101
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE APR 7 '98 ★
★ PB 11187 ★
★ 900.00 ★

★ 05101
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE APR 7 '98 ★
★ PB 11187 ★
★ 821.25 ★

NOTE: If additional space is required for legal - attach on separate 8 1/2 X 11 sheet.

PTN: 14-20-317-025-0000

RECORD THIS DEED

IN WITNESS WHEREOF, COSMOPOLITAN BANK AND TRUST, not personally but as trustee aforesaid, has caused this trustee's deed to be signed by its Vice President and Trust Officer and its corporate seal to be affixed hereto and attested by its Trust Officer - ~~Cook Trust Administrator~~ this 24th day of March, 19 98.

BOX 333-CTI

UNOFFICIAL COPY

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COSMOPOLITAN BANK AND TRUST
as Trustee as aforesaid, and not personally,

By: [Signature]
Vice President and Trust Officer

Attest: [Signature]
Trust Officer, ~~Land Trust Administrator~~



State of Illinois }
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Gerald A. Wiel
Vice President and Trust Officer of COSMOPOLITAN BANK AND TRUST, a corporation of Illinois, and
Todd W. Cordell

~~Trust Officer and Trust Administrator~~ of said Bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer and Trust Officer ~~and Trust Administrator~~ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Trust Officer ~~and Trust Administrator~~ did also then and there acknowledge that he/she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

This instrument was prepared
By: T. Cordell
Land Trust Department
Cosmopolitan Bank and Trust
801 North Clark Street
Chicago, Illinois 60610-3287

Given under my hand and notarial seal this 2nd day
of April, 19 95.

[Signature]
Notary Public



McClintock Prtg. (800) 752-2044

1436 West Henderson, #1, Chicago, IL 60657
Street address of above described property.

Mail to: JOHN A DEANGELIS
4645 N. ROCKWELL
CHICAGO IL 60625
NAME & ADDRESS OF TAXPAYER:
MATTHEW M. GUVENIN
1436 W. HENDERSON #1
CHICAGO IL 60657

EXHIBIT "A"

Unit 1 in the 1436 West Henderson Condominium as delineated on a survey of the following described real estate:

Lot 20 and the West 1/2 of Lot 19 in Block 9 in Lane Park Addition to Lake View in Section 20, Township 40 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 98239978, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its successors and Assigns, as rights and Easements appurtenant to the Subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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

The building was vacant for a period of more than 120 days prior to the commencement of the renovation which has been conducted by the Developer. Therefore, the Developer was not required to provide notice of the condominium conversion under Illinois Compiled Statutes, Chapter 765, Act 605, paragraph 30.

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