

# UNOFFICIAL COPY

98286744

6833/0083 30 001 Page 1 of 4  
1998-04-13 11:07:38  
Cook County Recorder 27.00

**TRUSTEE'S DEED (JOINT TENANCY)**  
THIS INSTRUMENT WAS PREPARED BY  
**TONI Y. BENNETT**  
**BANCO POPULAR, ILLINOIS**  
8383 WEST BELMONT AVE., RIVER GROVE, IL.

1883

THE GRANTOR, **BANCO POPULAR, ILLINOIS**, f/k/a PIONEER BANK & TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a Trust Agreement dated the 7TH day of **DECEMBER, 1995** and known as Trust Number **26106** for the consideration of Ten and No/100 dollars, and other good and valuable considerations in hand paid, conveys and quit

The above space for recorders use only

claims to **MICHAEL LAWLER AND MARGARET EGAN** not as tenants in common, but as joint tenants, parties of the second part, whose address is **920 W. SHERIDAN ROAD, UNIT #4-3, #P-17, CHICAGO, IL. 60613** the following described real estate, situated in **COOK** County, Illinois, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Common Address: **920 W. SHERIDAN ROAD, UNIT #4-3, #P-17, CHICAGO, IL. 60613**

PIN: **14-20-206-015-0000** AND OTHER PROPERTY.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD unto said party of the second part, said premises not in tenancy in common, but in joint tenancy forever.

**SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1997 (2ND INSTALLMENT) CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 98205035**

17702047 R1 L.C.

RECEIVED  
APR 13 1998  
22230

RECEIVED  
APR 13 1998  
11185

CITY OF CHICAGO  
REAL ESTATE TAX ACTIVITIES  
APR 13 1998  
900.00

CITY OF CHICAGO  
REAL ESTATE TAX ACTIVITIES  
APR 13 1998  
708.75

BOX 333-CM

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) or record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said Grantor 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 Assistant Secretary this 7TH day of APRIL, 1998



BANCO POPULAR, ILLINOIS,  
f/k/a PIONEER BANK & TRUST COMPANY  
as Trustee, as aforesaid, and not personally,

By [Signature]  
ASSISTANT VICE PRESIDENT

Attest [Signature]  
ASSISTANT SECRETARY

Property of

STATE OF ILLINOIS, }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer and Assistant Secretary of the BANCO POPULAR, ILLINOIS, f/k/a PIONEER BANK & TRUST COMPANY, an Illinois Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary 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 Corporation for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Corporation caused the corporate seal of said Corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.



Given under my hand and Notary Seal, Date APRIL 8, 1998

Notary Public

Rosa Matias

DELIVERY

NAME Paul W. Shadle, Esq.  
Rudnick & Wolfe  
STREET 203 N. LaSalle Street, Suite 1800  
CITY Chicago, IL 60601  
OR

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

Please send Subsequent  
Tax Bills to  
Michael Hawler  
Unit 4-3  
920 W. Shelden Rd.  
Chicago IL 60613

**EXHIBIT A  
TO TRUSTEE'S DEED DATED APRIL 7, 1998  
FROM BANCO POPULAR, ILLINOIS, NOT PERSONALLY, BUT AS TRUSTEE  
UNDER TRUST AGREEMENT DATED DECEMBER 7, 1995  
AND KNOWN AS TRUST NO. 26106  
TO MARGARET EGAN AND MICHAEL LAWLER, IN JOINT TENANCY**

**I EXCEPTION**

- A. GENERAL REAL ESTATE TAXES FOR 1997 AND SUBSEQUENT YEARS.
- B. TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.
- C. DECLARATION OF CONDOMINIUM OWNERSHIP, AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS DATED MARCH 9, 1998 AND RECORDED ON MARCH 16, 1998 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 98-205035.
- D. ZONING AND BUILDING LAWS AND ORDINANCES.
- E. EASEMENTS, AGREEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS OF RECORD.
- F. ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER.

**II DECLARATIONS AND GRANTS**

THE TENANT OF UNIT 4-3 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;

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 PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

**LEGAL DESCRIPTION**

PARCEL 1: UNITS 4-3 AND P-17 IN THE SKY BOX LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 22 TO 24 (EXCEPT THE EAST 20 FEET OF LOT 24) IN AXEL CHYTRAUS SUBDIVISION OF THE EAST 1/2 OF BLOCK 2 IN LAFLIN SMITH AND DYERS SUBDIVISION IN THE NORTHEAST 1/4 OF 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 98205035, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE RIGHT TO THE USE OF A WOOD DECK, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFSD.

Property of Cook County Clerk's Office