

TRUSTEE'S DEED

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1998-04-22 11:28:35

The above space for recorder's use only

THIS INDENTURE made this 8TH day of APRIL, 1998, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and 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 delivered to said bank in pursuance of a certain Trust Agreement, dated the 23RD day of OCTOBER, 1995, and known as Trust Number 10-1980, party of the first part, and KARL PALASZ AND KARIN K. BROWN, TENANTS IN COMMON of 2814 N. SHEFFIELD #3-N of CHICAGO, IL parties 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 parties of the second part, the following described real estate, situated in (COOK) County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND AUTHENTICATED THEREON BY THE AFORESAID TRUSTEE.

Permanent Real Estate Index No. 14-29-228-020-0000 AND 14-29-228-021-0000

together with the tenements and appurtenances thereto 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

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 trusts 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.

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 Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS
as trustee, as aforesaid and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

This space for affixing Riders and Revenue Stamps

Document Number

BOX 333-CTI

7723041

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COUNTY OF COOK
STATE OF ILLINOIS

SS. I, KURTIS J. LOSO a Notary Public in and
for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT
MICHAEL C. WINTER

Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF
ILLINOIS, a banking corporation, and CARL R. RATH

Assistant Trust Officer of said banking corporation,
personally known to me to be the same persons, whose names are subscribed
to the foregoing instrument as such Assistant Trust Officer, respectively, ap-
peared before me this day in person and acknowledged that they signed and
delivered the said instrument as their own free and voluntary act of said bank-
ing corporation as Trustee, for the uses and purposes therein set forth and
the said Assistant Trust Officer did also then and there acknowledge that
he/she, as custodian of the corporate seal of said banking corporation, did
affix the said corporate seal of said banking corporation to said instrument
as his/her own free and voluntary act, and as the free and voluntary act of
said banking corporation, as Trustee, for the uses and purposes therein set
forth.

Given under my hand and Notarial Seal

this 8TH day of APRIL 19 98

Notary Public

* * * * *
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR 20 98
PB 11187
999.00
* * * * *

OFFICIAL SEAL
KURTIS J. LOSO
NOTARY PUBLIC STATE OF ILLINOIS

* * * * *
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR 20 98
PB 11187
147.00
* * * * *

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR 20 98
PB 11187
999.00
* * * * *

COOK
S.C. NO. 44
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE APR 20 98
PB 10796
286.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR 20 98
PB 11724
143.00

2814 N. SHEFFIELD #3-N
For information only insert street address of above described property

THIS INSTRUMENT PREPARED BY
FIRST BANK AND TRUST OF ILLINOIS
300 East Northwest Highway
Palatine, Illinois 60067

Exhibit "A" to

Deed for Unit 3-N in 2814 N. Sheffield, Chicago, IL 60657

Grantor 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 successor and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This (and any such similar) deed now or hereafter 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.

And, the terms and provisions of the declaration covenants conditions restrictions and reciprocal easement for 2814 and 2816 N. Sheffield Avenue, Chicago, IL recorded as document(s) number 9 7 6 3 6 9 2 1 and 9 7 6 3 6 9 2 0 setting forth easements in favor of the commercial property, as therein defined, easements in favor of the residential property as therein defined, services, structural support, insurance, arbitration, estoppel certificates, and other matters relating to the efficient operation of the property and other property same as though the provisions of said document were recited and stipulated at length herein.

This Property includes one garage space, as a limited common element as Space # P - 5 for parking and one Storage Space # B - 8, for storage pursuant to the survey and subject to the same conditions and restrictions recited herein but with no representation or warranty of use or fitness for size or particular purpose.

It is understood and agreed that this and any deed (and the condominium) is exclusive of the commercial property .

This deed or instrument of conveyance is also subject to:

1. Real estate taxes not yet due and payable;
2. applicable laws or ordinances including building and zoning laws of which no representation is made nor implied;
3. public and private utility easements, covenants, and other items of record and or any rights or agreements of the quasi-public utilities, if any;
4. such other matters as to which the title insurer commits to insure against loss or damage;
5. matters of record;
6. limits of the limited warranty, if any, under which no representations have been made nor implied.

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Exhibit "B" made this Deed to the
Deed for Unit 3-N in 2814 N. Sheffield, Chicago, IL 60657
Unit 3-N in the LakeView Place Condominium as delineated on a
Survey of the following described real estate:
"PARTS OF LOTS 4 AND 5 IN SUBDIVISION OF BLOCK 2 IN McCONNELL
BROTHERS SUBDIVISION OF THE EAST 1/2 OF BLOCK 7 IN CANAL
TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP
40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN";

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION
OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 9 7 6 3 6 9 2 1 ,
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, ALL IN COOK COUNTY ILLINOIS." Commonly known as
2814 N. Sheffield, Unit 3-N, Chicago, IL, 60657

Includes: one garage space, as limited common element space #
P - 5 and one storage space #S - 3, delineated on the survey.
Excludes: Commercial Space(s), a separate parcel delineated by
and pursuant to said Survey, which is/are not conveyed
herewith nor are they a part of the Condominium nor are they a
part of the limited or common elements there to. Commercial
Space(s) are commonly known as 2816 N. Sheffield, Chicago, IL
Subject to: the covenants, conditions, restrictions, easements
for ingress, egress, use and enjoyment of the property as set
forth in the Deceleration of Covenants, Conditions
Restrictions and Reciprocal Easements for 2814-2816 N.
Sheffield Ave., Chicago, IL recorded as Document No. 97636920.

STREET ADDRESS: 2814 N. SHEFFIELD
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 14-29-228-021-0000

UNIT 3-N

LEGAL DESCRIPTION:

PARCEL 1:
UNIT 3-N IN THE LAKEVIEW PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE:

PARTS OF LOTS 4 AND 5 IN SUBDIVISION OF BLOCK 2 IN THE MC CONNELL BROTHERS SUBDIVISION
OF THE EAST 1/2 OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29,
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS
ATTACHED AS EXHIBIT "B" OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER
97636921, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN
COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P. 5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE
SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97636921.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE
PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
RECIPROCAL EASEMENTS FOR 2814-2816 NORTH SHEFFIELD AVENUE, CHICAGO, ILLINOIS RECORDED
AS DOCUMENT NUMBER 97636920.

Pg 2 of 3.

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DEED EXHIBIT "A": Grantor 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 successor and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This (and any such similar) deed now or hereafter 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 and, the terms and provisions of the declaration covenants conditions restrictions and reciprocal easement for 2814 and 2816 N. Sheffield Avenue, Chicago, IL recorded as document(s) number 9 7 6 3 6 9 2 1 and 9 7 6 3 6 9 2 0 setting forth easements in favor of the commercial property, as therein defined, easements in favor of the residential property as therein defined, services, structural support, insurance, arbitration, estoppel certificates, and other matters relating to the efficient operation of the property and other property same as though the provisions of said document were recited and stipulated at length herein. This Property includes one garage space, as a limited common element as Space # P - 5 for parking and one Storage Space # S - 8, for storage pursuant to the survey and subject to the same conditions and restrictions recited herein but with no representation or warranty of use or fitness for size or particular purpose. It is understood and agreed that this and any deed (and the condominium) is exclusive of the commercial property. This deed or instrument of conveyance is also subject to: 1. Real estate taxes not yet due and payable; 2. applicable laws or ordinances including building and zoning laws of which no representation is made nor implied; 3. public and private utility easements, covenants, and other items of record and or any rights or agreements of the quasi-public utilities, if any; 4. such other matters as to which the title insurer commits to insure against loss or damage; 5. matters of record; 6. limits of the limited warranty, if any, under which no representations have been made nor implied. **SUBJECT TO SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 9 7 6 3 6 9 2 1 , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.** Commonly known as 2814 N. Sheffield, Unit 3-N, Chicago, IL. Excludes Commercial Space(s), a separate parcel delineated by and pursuant to said Survey, which is/are not conveyed here with nor are they a part of the Condominium nor are they a part of the limited or common elements there to. Commercial Space(s) are commonly known as 2816 N. Sheffield, Chicago, IL. Subject to the covenants, conditions, restrictions, easements for ingress, egress, use and enjoyment of the property as set forth in the Declaration of Covenants, Conditions Restrictions and Reciprocal Easements for 2814 - 2816 N. Sheffield Avenue, Chicago, IL recorded as Document No. 97636920. **-END-**