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99439723

4873/0007 05 001 Page 1 of 5
1999-05-06 10:34:42
Cook County Recorder 29.50

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



99439723

The above space for recorders use only

THE GRANTOR, **BANCO POPULAR, ILLINOIS**, AS SUCCESSOR TRUSTEE TO **CAPITOL BANK & TRUST**, 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 **26TH** day of **JANUARY**, 1992 and known as Trust Number **2286** for the consideration of **Ten and No/100** dollars, and other good and valuable considerations in hand paid, conveys and quit

claims to **JOSE MOLINA AND CARMELA X XXXX DEMOLINA** not as tenants in common, but as joint tenants, parties of the second part, whose address is **1273 WINSLOWE DRIVE, UNIT 203, PALATINE, ILLINOIS 60067** the following described real estate, situated in **COOK** County, Illinois, to-wit:

UNIT 1273-203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BEACON COVE CONDOMINIUMS OF PALATINE, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED FEBRUARY 24, 1997 AS DOCUMENT NUMBER 97124193, AS AMENDED FROM TIME TO TIME, IN SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

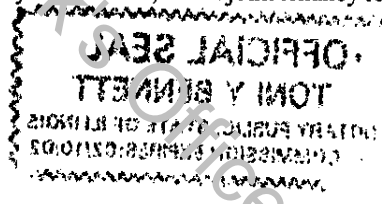
Common Address: **1273 WINSLOWE DRIVE, UNIT 203, PALATINE ILLINOIS 60067**

PIN: **02-12-100-099-0005**

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:



WUSA

SS872SD

SAS-A DIVISION OF INTERCOUNTY

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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 1ST day of MARCH, 1999



BANCO POPULAR, ILLINOIS,
AS SUCCESSOR TRUSTEE TO CAPITOL BANK & TRUST,
as Trustee, as aforesaid, and not personally,

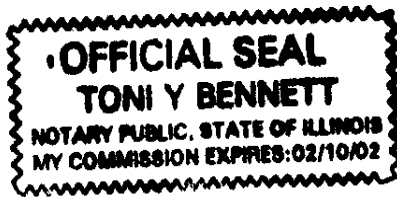
By [Signature]
VICE PRESIDENT/TRUST OFFICER

Attest [Signature]
ASSISTANT SECRETARY

Property of [Watermark]

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, AS SUCCESSOR TRUSTEE TO CAPITOL BANK & TRUST**, 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.

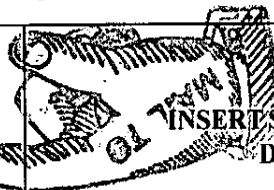


Given under my hand and Notary Seal, Date MARCH 1, 1999

Notary Public Tony Bennett

DELIVERY

NAME Josephina
STREET 1273 Winslowe
CITY #203 Palatine IL 60067
OR



FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER _____

1273 Winslowe Dr
Unit #203
Palatine IL 60067

82499223

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY -4.99

REVENUE STAMP

0000002228

REAL ESTATE
TRANSFER TAX

0004500

FP326679

STATE
TAX

STATE OF ILLINOIS



MAY -4.99

COOK COUNTY

0000002237

REAL ESTATE
TRANSFER TAX

0009000

FP326700

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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 TENANT OF THE SUBJECT UNIT HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL AS PROVIDED IN SECTION 30 OF THE CONDOMINIUM PROPERTY ACT.

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