

UNOFFICIAL COPY



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5220/0259 04 001 Page 1 of 3
1999-05-21 12:22:00
Cook County Recorder 25.00

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Property of Cook County Clerk's Office

THE ABOVE SPACE FOR RECORDERS USE ONLY

This Indenture, made this 23rd day of February A.D. 19 99 between LaSalle National Bank, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 10th day of July 19 97, and known as Trust Number 121110 (the "Trustee"), and Andrew J. Razeghi and Cindy L. Razeghi, husband and wife, not as joint tenants and not as tenants in common but as tenants by the entirety. (the "Grantees") (Address of Grantee(s): 1730 North Clark Street, #2404, Chicago, Illinois 60614)

Witnesseth, that the Trustee, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s), the following described real estate, situated in Cook County, Illinois, to wit:

FOR THE LEGAL DESCRIPTION AND SUBJECT TO PROVISION SEE ATTACHED RIDER WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

COOK
CC.NO. 016
289373
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 20 99 DEPT. OF REVENUE 420.00
PB.10696

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY 20 99 210.00
P.D. 11427

077412
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY 20 99 787.50
PB.11187

077413
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY 20 99 787.50
PB.11187

Property Address: 615 West Deming Place, Unit 403 and P-7, Chicago, Illinois 60614
Permanent Index Number: 14-28-314-030-0000, 14-28-314-010-0000, 14-28-314-031-0000
together with the tenements and appurtenances thereunto belonging.

BOX 333-GTI

Handwritten initials and marks

To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever.

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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) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

Attest:

LaSalle National Bank

as Trustee as aforesaid,

By Nancy A. Carlin
Assistant Vice President

Rosemary Collins
Assistant Secretary

This instrument was prepared by: <u>Nancy A. Carlin/lm</u>	MAIL TO LASALLE NATIONAL BANK Real Estate Trust Department 135 South LaSalle Street Chicago, Illinois 60603-4192
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State of Illinois }
County of Cook } SS:

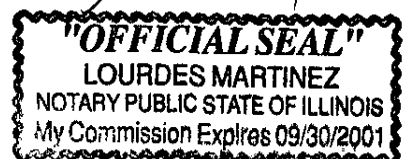
I, Lourdes Martinez a Notary Public in and for said County,

in the State aforesaid, **Do Hereby Certify** that Nancy A. Carlin
Assistant Vice President of LaSalle National Bank, and Rosemary Collins

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

Given under my hand and Notarial Seal this 24th day of February A.D. 19 99

Lourdes Martinez
Notary Public



onal Bank

LaSalle National Bank
135 South LaSalle Street
Chicago, Illinois 60603-4194

TRUSTEE'S DEED

Address of Property

★ 077415 ★
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE MAY 20'99
 PB.11187

787.50

99493875

Box No.

UNOFFICIAL COPY

99493875

EXHIBIT "A"

UNIT 403 AND GARAGE UNIT P-7, IN STONEGATE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

A STRIP OF LAND OFF THE EAST SIDE OF LOT 48 IN THE SUBDIVISION OF OUTLOT "C" OF WRIGHTWOOD BEING 5 FEET WIDE ON DEMING COURT AND 6 FEET WIDE ON THE ALLEY.

PARCEL 2:

LOT 1 IN THE SUBDIVISION OF LOTS 49 AND 50 IN SAID SUBDIVISION OF OUTLOT "C" OF WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

THE EAST 1/2 OF LOT 48 (EXCEPT A STRIP OF LAND THE WHOLE LENGTH OF THE EAST SIDE OF SAID LOT 48, 5 FEET IN WIDTH IN DEMING COURT, AND 6 FEET IN WIDTH ON THE ALLEY AT SOUTH END THEREOF) IN THE SUBDIVISION OF OUTLOT "C" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99 184098, 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 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 reserves contained in said Declaration the same as though provisions of said Declaration were recited and stipulated at length herein.

The tenants, if any, of the Unit, either waived or failed to exercise their option to purchase the Unit or had no option to purchase the Unit or the grantee herein is the tenant.

SUBJECT TO: General Real Estate Taxes not due and payable at the time of Closing; applicable zoning and building laws and building line restrictions and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; streets and highways, if any; utility easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration including all amendments and exhibits thereto; the Illinois Condominium Property Act; and liens and other matters of title which the title insurer is willing to insure without cost to Purchaser.

This deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the Common Elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of shifting of the Common Elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

★	14	CITY OF CHICAGO	★
★	11	REAL ESTATE TRANSACTION TAX	★
★	74	DEPT. OF	★
★	74	REVENUE	★
★	07	MAY 20 '99	★
★	11187	787.50	★

RECORDED

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