


UNOFFICIAL COPY

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5341/8167 03 001 Page 1 of 3
1999-05-27 11:22:25
Cook County Recorder 25.00

 Lakeside Bank

TRUSTEE'S DEED

THIS INDENTURE, Made this 1ST

Day of APRIL, 1999

between Lakeside Bank, an Illinois Banking Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in pursuance of a Trust

Agreement dated the 16TH day of

DECEMBER, 1997, and known as Trust Number 10-1906, party of the first part and

~~JOSEPH X PHALEN AND MICHELLE X PHALEN MARRIED TO EACH OTHER NOT AS TENANTS IN COMMON NOR AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY.~~

JOSEPH J. PHALEN AND MICHELLE S. PHALEN, AS JOINT TENANTS, NOT AS TENANTS

IN COMMON AND NOT AS TENANTS BY THE ENTIRETY
of 725 WEST SHERIDAN, CHICAGO, IL

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

Parcel 1: Units 603, P6 and P37 in the WINDSOR PARK II Condominium, as delineated on a survey of the following described real estate: Lots 5 & 6 together with the vacated alley lying south of and adjoining said lots (except the West 26 feet of said vacated alley), Lot 24 (except the North 12 feet lying East of the West 10.5 feet of said lot), lots 25, 26, 27, 28 and 29 (except West 10 feet of lots 28 and 29 dedicated for a public alley by Plat recorded June 6, 1916 as Document NO. 5883040), Lots 30, 31, 32 and 33 all in Block 3 Peleg Hall's addition to Chicago in the Northwest Fractional 1/4 of section 21, 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 98672351 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Grantor also hereby grants to grantee, their 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 and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

This deed 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.
The tenant of this unit has waived or has failed to exercise the right of first refusal.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use and benefit forever said party of the second part.

Property Address: 725 WEST SHERIDAN RD., UNITS 603, P6 AND P37, CHICAGO, IL

Permanent Index Number: 14-21-102-003, 14-21-102-016 THROUGH 14-21-102-025

BOX 333-CTI

7801704 FI 000
NO APPOINTMENT
lot 3

3
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UNOFFICIAL COPY

This deed is executed by party of the first part 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 any trust deeds, mortgages, and any other liens, restrictions and covenants of record, if any, in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and Trust Officer and attested by its Assistant Secretary, the day and year first above written.

This instrument was prepared by the
 Land Trust Department of Lakeside Bank
 55 W. Wacker Drive
 Chicago, Illinois 60601-1699

Lakeside Bank
 As Trustee of or said
 By [Signature]
 Vice-President and Trust Officer

Attest [Signature]
 Assistant Secretary

State of Illinois }
 } SS.
 County of Cook }

I, the Undersigned, a NOTARY PUBLIC in and for said County in the State aforesaid DO HEREBY CERTIFY that Vincent Talle Vice-President and Trust Officer of Lakeside Bank and Suzanne Henson Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, 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 Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that she as custodian of the corporate seal of said bank, did affix the said corporate seal of said Bank to said instruments as her own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th Day of April, 1997



[Signature]
 NOTARY PUBLIC

MAIL TO: X William F. Kree
477 E. Butterfield #202
Lombard, IL 60148

TAX BILLS TO: Joseph Phalen
1724 W. Barry #2
Chicago, IL 60657

COOK
CO. NO. 016
289648
P.B. 10666

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY 26 '99
DEPT. OF REVENUE

169.00

37690

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP
MAY 26 '99
P.B. 11424

84.50

★ 116134 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY 26 '99 ★
★ P.B. 11193 ★

900.00

★ 116135 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAY 26 '99 ★
★ P.B. 11193 ★

367.50