



TRUSTEE'S DEED
This indenture made this 1st
day of June 1999
between **MARQUETTE NATIONAL BANK**, a National Banking Association, 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 31st day of December 1986 and known as Trust Number 11519 part of the first part, and

-----COLIN B. KOVAS-----

Whose address is: 4046 N. Clark Street Unit F, Chicago, IL 60613, party 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** consideration, in hand paid, does hereby **CONVEY & QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois,

-----LEGAL DESCRIPTION ATTACHED HERETO-----

Grantor hereby grants to and reserves for the Grantor those easements, restrictions and covenants set forth in the Declaration of Easements, Restrictions and Covenants for Graceland Court Townhomes recorded December 11, 1998, as Document No. 08128213.

Permanent tax # 14-17-315-011 (affects land and other property)
Address of Property: 4046 North Clark Street, Unit F, Chicago, Illinois 60613
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, benefit and behoof of said party of the second part.

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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

MARQUETTE NATIONAL BANK, As Trustee as Aforesaid



BY Joyce A. Madsen
Land Trust Officer
Attest: Marie L. Hardt
Assistant Secretary

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for the County and State, Do Hereby Certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE NATIONAL BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their 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 3rd day of June 1999

AFTER RECORDING, PLEASE MAIL TO:

HOWARD A. BALIKO
540 Frontage Rd #2133
Northfield, IL. 60093

"NOTARIAL SEAL"
Debra Beran
Notary Public, State of Illinois
My Commission Expires 3-12-03

Debra Beran
Notary Public


THIS INSTRUMENT WAS PREPARED BY
~~CLENNEX SKINNER~~ Joyce A. Madsen
MARQUETTE NATIONAL BANK
6155 SOUTH PULASKI ROAD
CHICAGO, IL 60629

CTIC 17812419 99043971 F1 JFB3 Farwe No Address

3/12

UNOFFICIAL COPY

COOK
CC. NO. 016
14444

 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE JUN22'99 295.00


P.B. 10776

319578

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JUN21'99 147.50

P.B. 11427




078035

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUN21'99 999.00

P.B. 11187




078934

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUN21'99 999.00

P.B. 11187




078936

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUN21'99 214.50

P.B. 11187



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STREET ADDRESS: 4046 N. CLARK ST., UNIT 4046F

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 17-315-011-0000

LEGAL DESCRIPTION:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WESTERLY LINE OF CLARK STREET, LYING EAST OF A LINE WHICH IS 100 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTHPORT AVENUE, LYING NORTH OF A LINE WHICH IS 353 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 17 AND LYING SOUTHEASTERLY OF A LINE WHICH IS 100 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BELLE PLAINE AVENUE, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT RECORDED NOVEMBER 22, 1971 AS DOCUMENT 21719002), ALL IN COOK COUNTY, ILLINOIS

PARCEL 1: (KNOWN AS UNIT 4046F)

THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS::

COMMENCING AT THE SOUTHERLY LINE OF 16 FOOT ALLEY AS DESCRIBED PER DOCUMENT NUMBER 21719002 AND THE WESTERLY LINE OF NORTH CLARK STREET; SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 23 DEGREES, 16 MINUTES, 48 SECONDS EAST ALONG THE WESTERLY LINE OF NORTH CLARK STREET 240.27 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST 142.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 00 MINUTES, 11 SECONDS WEST 20.76 FEET; THENCE NORTH 23 DEGREES, 29 MINUTES, 47 SECONDS WEST 11.57 FEET; THENCE NORTH 66 DEGREES, 25 MINUTES, 20 SECONDS EAST 17.71 FEET; THENCE SOUTH 23 DEGREES, 11 MINUTES, 48 SECONDS EAST 7.51 FEET; THENCE SOUTH 66 DEGREES, 37 MINUTES, 04 SECONDS WEST 0.37 FEET; THENCE SOUTH 23 DEGREES, 29 MINUTES, 47 SECONDS EAST 11.94 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 11 SECONDS EAST 20.45 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST 19.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR GRACELAND COURT TOWNHOMES, RECORDED AS DOCUMENT NUMBER 08128213.