

UNOFFICIAL COPY

99011392

8828/0334 04 001 Page 1 of 3
1999-01-06 13:02:34
Cook County Recorder 25.00



TRUSTEE'S DEED-JOINT TENANCY
This indenture made this 10th
day of December 1998
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 party of the first part, and

-----JOHN SALGADO AND CARRIE M. KOWAL-----
& NANCY M. KOWAL

Whose address is: 4048 North Clark St., Unit I, Chicago, IL 60613, not as tenants in common, but as JOINT TENANTS, 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 CONVEY & QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois,

-----LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF-----

98133310 7288868 PF/me 183

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 as Document No. 08128213.

Permanent tax # 14-17-315-011 (affects land and other property)
Address of Property: 4048 North Clark Street, Unit I, Chicago, Illinois 60613 together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in Joint Tenancy.

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 [Signature] Assistant Secretary

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 17th day of December 1998

AFTER RECORDING, PLEASE MAIL TO: "OFFICIAL SEAL"
John Salgado
4048 North Clark
Unit I
Chicago IL 60613
LINDA L. PRUIM
Notary Public, State of Illinois
My Commission Expires 6/17/2001

[Signature]
Notary Public
THIS INSTRUMENT WAS PREPARED BY
GLENNE SKINNER, Joyce A. Madsen
MARQUETTE NATIONAL BANK
6155 SOUTH PULASKI ROAD
CHICAGO, IL 60629

BOX 333-CT1

UNOFFICIAL COPY

COOK
CO. NO. 018
2 8 5 2 3 5
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN-5'99
DEPT. OF REVENUE
PB. 10686
290.00

99011392

1 3 7 3 1
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JAN-5'99
p.d. 11427
145.00

1 1 2 2 4 3
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-5'99
PB. 11193
177.00

1 1 2 2 4 4
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-5'99
PB. 11193
999.00

1 2 2 4 5
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-5'99
PB. 11193
999.00

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

99011392

ORDER NO.: 1401 007788868 D2

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

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

UNIT 40481 DESCRIPTION

PARCEL 1: THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY LINE OF 15 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 0.80 FEET; THENCE SOUTH 66 DEGREES, 14 MINUTES, 28 SECONDS WEST 27.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES, 15 MINUTES, 32 SECONDS EAST 20.93 FEET; THENCE SOUTH 00 DEGREES, 16 MINUTES, 00 SECONDS EAST 11.46 FEET; THENCE NORTH 79 DEGREES, 40 MINUTES, 57 SECONDS EAST 21.08 FEET; THENCE NORTH 00 DEGREES, 13, MINUTES 43 SECONDS WEST 20.37 FEET; THENCE NORTH 23 DEGREES, 33 MINUTES, 55 SECONDS WEST 21.23 FEET; THENCE SOUTH 66 DEGREES, 14 MINUTES, 28 SECONDS WEST 23.16 FEET TO THE POINT OF BEGINNING.

WITH AN EASEMENT OVER THE SOUTHERLY 3.00 FEET OF THE NORTHERLY 7.80 FEET ABOVE ELEVATION 57.5 (CHICAGO CITY DATUM).

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