

TRUSTEE'S DEED



THIS INDENTURE, made this 14th day of December, 1998, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 22nd day of September, 1997, and known as Trust No. 97-1827, party of the first part, and EDWIN SCHROEDER, of 3853 N. Claremont, Chicago, IL 60618, parties 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 considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, EDWIN SCHROEDER, the following described real estate, situated in Cook County, Illinois, to - wit:

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Unit 3S together with its undivided percentage interest in the common elements in 3930 North Southport Condominium as delineated and defined in the Declaration recorded as Document Number 99-033061, in the Northwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 14-20-102-040

Commonly known as 3930 N. Southport, Unit 3S, Chicago, IL 60613

Subject to easements, covenants, conditions and restrictions of record, if any.  
Subject to general real estate taxes for 1998 and subsequent years.

Together with the tenements and appurtenances thereunto belonging.

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, subject, however, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

S 1551945 B Unit A D

SAS - A DIVISION OF INTERCOUNTY

1999 FEB 16 10 17 AM

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CITY OF CHICAGO  
 FEB '99 9999.00  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE 720806

CITY OF CHICAGO  
 FEB '99 9999.00  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE 720806

CITY OF CHICAGO  
 FEB '99 3440.00  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE 720806

REAL ESTATE TRANSACTION TAX  
 FEB--99 1550.00  
 METROPOLITAN STAMPS  
 860693

STATE OF ILLINOIS  
 FEB--99 1700.00  
 METROPOLITAN STAMPS

99151993

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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 Trust Officer and attested by its Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE

as Trust Officer as aforesaid

By *Joan Micka*  
Attest *[Signature]*

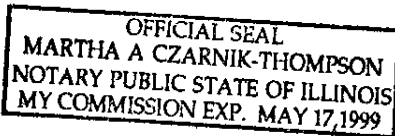
STATE OF ILLINOIS,  
COUNTY OF COOK

This instrument prepared by:

Joan Micka  
6734 Joliet Road  
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Susan L. Jutzi of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President, 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 Vice President did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 14th day of December, 1998.

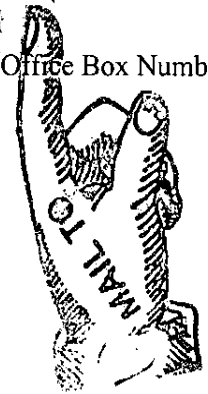


*Martha A. Czarnik-Thompson*  
Notary Public

D Name Laura Addelson  
E  
L Street 500 Davis Center # 701  
I  
V City Evanston IL 60201  
E  
R Or:  
Y Recorder's Office Box Number

For Information Only  
Insert Street and Address of Above  
Described Property Here

3930 N. Southport, Unit 3S  
Chicago, IL 60613



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There were no tenants to waive or exercise their right of first refusal.

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.

Grantor also hereby grants and assigns to Edwin Schroeder, his successors and assigns, parking space No. P-3 as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

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