



The above space for recorder's use only

THIS INDENTURE, made this 17TH day of JULY, 1998, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement, dated the 8TH day of JULY, 1996, and known as Trust Number 10-2049, party of the first part, and DANIEL KIM

845 W. ALTGELD, UNIT D-4 of CHICAGO, IL 60614 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/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, the following described real estate, situated in COOK County, Illinois, to wit: Parcel 1: UNIT D-4 AND UNIT P-10 IN LINCOLN PARK PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 & 2 IN QUEENY'S SUBDIVISION OF LOTS 11, 12, AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL., WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN Permanent Real Estate Index No. 14-29-424-001 & -002 THE COMMON ELEMENTS.

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party 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 trusts 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.

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

FIRST BANK AND TRUST COMPANY OF ILLINOIS
as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

This space for affixing Riders and Revenue Stamps

Document Number

1042

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UNOFFICIAL COPY

COUNTY OF COOK
STATE OF ILLINOIS

SS.

I, A. Denise Wick a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY, THAT
Robert G. Hershenhorn

~~Assistant~~ Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a
banking corporation, and Carl R. Rath, Assistant Trust
Officer of said banking corporation, personally known to me to be the same persons,
whose names are subscribed to the foregoing instrument as such Assistant Trust Officer,
and Assistant Trust Officer, respectively, appeared before me this day in person and
acknowledged that they signed and delivered the said instrument as their own free and
voluntary acts, and as the free and voluntary act of said banking corporation as Trustee,
for the uses and purposes therein set forth and the said Assistant Trust Officer did also
then and there acknowledge that he/she, as custodian of the corporate seal of said
banking corporation, did affix the said corporate seal of said banking corporation to said
instrument as his/her own free and voluntary act, and as the free and voluntary act of
said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of July, 1998.

A. Denise Wick
Notary Public

★ ★ ★ ★
1 1 3 6 2
DEPT. OF REVENUE FEB 26 '99
PB. 11193
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
503.25
★ ★ ★ ★

OFFICIAL SEAL
A. DENISE WICK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-25-2000

OFFICIAL SEAL
A. DENISE WICK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-25-2000

★ ★ ★ ★
1 1 3 6 2 6
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
★ ★ ★ ★
DEPT. OF REVENUE FEB 26 '99
PB. 11193
999.00
★ ★ ★ ★

★ ★ ★ ★
1 1 3 6 2 5
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
★ ★ ★ ★
DEPT. OF REVENUE FEB 26 '99
PB. 11193
999.00
★ ★ ★ ★

MAIL TO: WARREN & DULSKI
4108 N. CICERO Ave.
CHICAGO, IL 60641-1808

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB 26 '99
P.O. 11427
166.75

845 W. ALTGELD/2475 N. LINCOLN
UNIT D-4 & P-10, CHICAGO, IL 60614

For information only insert street
address of above described property.

THIS INSTRUMENT PREPARED BY:
FIRST BANK AND TRUST COMPANY OF ILLINOIS
300 East Northwest Highway
Palatine, Illinois 60067

COCK
CO. NO. 018
2 8 6 6 5 1
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB 26 '99 DEPT. OF REVENUE
333.50
PB. 10686

99199526

UNOFFICIAL COPY

STREET ADDRESS: 845 WEST MITCHELL STREET #D
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 14-29-424-001-0000

99199526

LEGAL DESCRIPTION:

PARCEL 1:

UNIT D-4 IN LINCOLN PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN QUEENY'S SUBDIVISION OF LOTS 11, 12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98633672 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INT IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-10, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98633672

Property of Cook County Clerk's Office

Exhibit "A" to Deed (for 845 W. Altgeld, Chicago, IL 60614 for Unit(s): Unit D-4 & P-10 :

Grantor hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the 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 successor and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed now (and hereafter) 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.

This deed excludes any "commercial space(s)" which is a separate parcel delineated by the survey exhibit "B" and commonly known as 2475 N. Lincoln Ave. This deed is subject to the covenants, conditions, restrictions, easements, and quiet use and enjoyment of said excluded commercial spaces parcel as set forth in the Declarations of Covenants, Conditions and Restrictions and the Reciprocal Easements recorded as Document No. 98633671

This deed includes parking space # P-10 pursuant to Parcel 2, below and subject to the same conditions and restrictions hereto but with no representation or warrantee of use or fitness or size for any particular purpose.

This deed or instrument of conveyance is also subject to:

1. Real estate taxes not yet due and payable;
2. applicable laws or ordinances including building and zoning laws of which no representation is made nor implied;
3. public and private utility easements, covenants, and other items of record and or any rights or agreements of the quasi-public utilities, if any;
4. such other matters as to which the title insurer commits to insure against loss or damage;
5. matters of record;
6. limits of the limited warrantee(s) under which no representations have been made nor implied and none relied on.

LEGAL DESCRIPTION (s):

~~Parcel 1: UNIT Unit D-4 AND P-10 , IN LINCOLN PARK PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 & 2 IN QUEENY'S SUBDIVISION OF LOTS 11, 12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF SECTON 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL., WHICH SURVEY IS ATTACHED AS EXHIBIT " B " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98633672, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.~~

~~Parcel 2: THE EXCLUSIVE RIGHT TO THE USE OF P-10 , A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO AND RECORDED WITH THE DECLARATION AFROESAID IN Parcel 1 ABOVE.~~

~~PERMANENT INDEX NUMBERS: 14-29-424-001 AND -002
COMMONLY KNOWN AS 845 W. Altgeld, Chicago, IL 60657 Unit D-4~~