



99332130

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1999-04-07 11:14:20
Cook County Recorder 27.50

First National Title

MP N990033 10F3
NNH

The above space for recorder's use only

THIS INDENTURE, made this 26TH day of FEBRUARY, 1999, 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 7TH day of MAY, 1997, and known as Trust Number 10-2122, party of the first part, and KURT G. SWANSON, SINGLE.

407 NORTH ELIZABETH, #304 of CHICAGO, IL 60622 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND AUTHENTICATED BY THE AFORESAID TRUSTEE.

See Exhibit B and C attached hereto and made a part hereof

Permanent Real Estate Index No. 17-17-220-001, 17-17-220,002, 17-17-220,003, 17-17-220-009, 17-17-220-010 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

UNOFFICIAL COPY

NOTARIAL SEAL
COUNTY OF COOK
STATE OF ILLINOIS

SS.

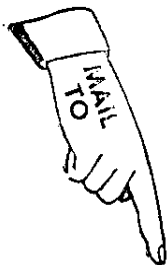
I, A. Denise Wick a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY, THAT

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.

99332130
Property of Cook County

Given under my hand and Notarial Seal this 26th day of February 1999.

A. Denise Wick
Notary Public



Jonathan M. Aven
75 E. Wacker Dr. #700
Chicago IL 60601

Clerk's Office

927 WEST ADAMS STREET, #101 &0-21
CHICAGO, IL.

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

UNOFFICIAL COPY

First Bank and Trust Company of Illinois, not individually, but solely

EXHIBIT "A"

as trustee under Trust No. 99332130

By: [Signature]
ASST. TRUST OFFICER

UNIT 101 IN BEACON LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

LOT 4 IN BLOCK 13 AND SUBLOTS 2 AND 3 IN ASSESSOR'S DIVISION OF ORIGINAL LOTS 2 AND 3 IN SAID BLOCK 13, ALL IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

and

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THE NORTH 1/2 OF LOT 12 AND ALL OF LOTS 13 TO 16 IN BLOCK 13 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 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 DECEMBER 23, 1998 AS DOCUMENT NUMBER 08169455, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES "O-21" AND "O-22" A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 08169455.

City of Chicago

Dept. of Revenue

201309

04/05/1999 13:19



Real Estate

Transfer Stamp

\$1,796.25

Batch 6525 45



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR-5'99

DEPT. OF REVENUE

239.50

P.B. 10760

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP

APR 5 1999

Ch. 11422



113.75

UNOFFICIAL COPY

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EXHIBIT B

Subject only to: (1) Real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration and a reservation by the Beacon Lofts Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration) at the condominium, of the rights and easements set forth in the Declaration; (4) encroachments of the improvements upon the Parcel onto adjacent land and encroachments of improvements on adjacent land onto the Property; (5) easements, covenants, restrictions, and building lines of record; (6) provisions of the Act; (7) such other matters as to which the Title Insurer commits to insure Purchaser against loss or damage and (8) leases of the Property not affecting the Unit.

EXHIBIT C

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.

RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN