

UNOFFICIAL COPY

99386659

4556/0121 04 001 Page 1 of 3
1999-04-22 10:53:34
Cook County Recorder 25.00

TRUSTEE'S DEED



99386659

3a

THIS INDENTURE, made this 5th day of March, 1999, 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 12th day of November, 1993, and known as Trust No. 93-1368, party of the first part, and LUCY ARCE, of 11025 W. 152nd Street, Orland Park, IL 60462, 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, LUCY ARCE, the following described real estate, situated in Cook County, Illinois, to - wit:

See Legal Description Attached.

P.I.N. 17-07-228-018-0000

Commonly known as 1613 W. Grand, Unit 2, Chicago, IL 60622

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.

BOX 333-CTI

CRSS0509 1583
Unit 2
E1
CTI

UNOFFICIAL COPY

99386659

Property

136321

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR 20 '99
P.B. 1142



83.00

CC. NO. 288294



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 20 '99
DEPT. OF REVENUE
1165.50

★
★
★
★
1-4822

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR - 8 '99
P.B. 11153



99.00

★
★
★
★
1-4823

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR - 8 '99
P.B. 11153



242.25

Cook County Clerk's Office

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 Trustee as aforesaid

By
Attest

Joan Micka
[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 5th day of March, 1999.



Martha A. Czarnik-Thompson
Notary Public

D Name *Edward A. Arce, Esq*
E
L Street *3618 W 26th*
I
V City *Chicago IL 60623*
E
R Or:
Y Recorder's Office Box Number

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

1613 W. Grand, Unit 2
Chicago, IL 60622

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 3 IN THE 1613 WEST GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 20 EXCEPT THE EAST 4 INCHES THEREOF AND THE EAST 8 INCHES OF LOT 19 IN FORBE'S SUBDIVISION OF BLOCK 17 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98996438, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1, S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98996438

SUBJECT TO: (I) GENERAL REAL ESTATE TAXES NOT YET DUE; (II) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS FOR 1613 WEST GRAND AVENUE CONDOMINIUM ASSOCIATION, AS AMENDED FROM TIME TO TIME; (III) ANY UTILITY EASEMENTS OF RECORD; (IV) ZONING AND BUILDING LAWS AND ORDINANCES; (V) PARTY WALLS, IF ANY; (VI) ROADS AND HIGHWAYS, IF ANY; (VII) ACTS DONE OR SUFFERED BY PURCHASER.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE 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 SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED 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