

UNOFFICIAL COPY

0020951672

1571/0125 55 001 Page 1 of 3
2002-08-29 10:41:01
Cook County Recorder 25.00

DEED



0020951672

The above space for recorder's use only

THIS INDENTURE, made this 16th day of August 2002, between WEST SUBURBAN BANK, a corporation; and 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 8th day of June, 1988, and known as Trust Number 8164, party of the first part, and A & E Properties, Inc.

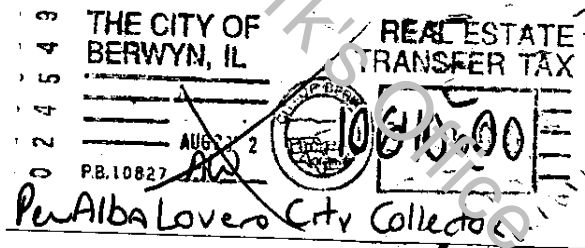
Address 11 Lakeside Drive, South Barrington IL 60010

in the county of _____ and State of Illinois, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of \$10.00 TEN AND NO/100----- Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to-wit:
Cook

Lots 36, 37, 38, 39, 40 and 41 in Block 44 in Andres and Pipers Thrid Addition to Berwyn, a Subdivision in Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: See attached.



PROPERTY ADDRESS: 3253 South Harlem Avenue, Berwyn IL 60010

PIN: 16-31-108-022 through 027

together with the tenements and appurtenances thereunto belonging.

BOX 333-CTI

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.

PREPARED BY: Christine Pawlak, West Suburban Bank
711 South Westmore Avenue, Lombard IL 60148

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 given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

2208275 / 8036456 / W. Mark

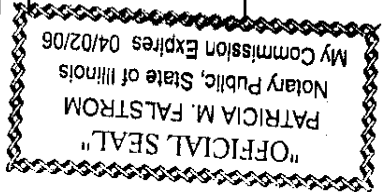
30

UNOFFICIAL COPY

DEED

WEST SUBURBAN BANK
As Trustee under Trust Agreement

TO



MAIL TO:

AFTER RECORDING, MAIL TO:
Debra A. Brethner
Law Offices of Debra A. Brethner
33 W. Higgins Road, #4100
South Barrington, IL 60010
MAIL SUBSEQUENT TAX BILLS TO:
A & E Properties, Inc.
11 Lakeside Drive
South Barrington, IL 60010

NOTARY PUBLIC

Patricia M. Falstrom

NOTARY PUBLIC

16th day of August, 2002 A.D.

GIVEN under my hand and Notarial seal this

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Christine Pawlak Trust Officer of WEST SUBURBAN BANK, and Toya Blake 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 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 act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS.

South Barrington IL 60010

11 Lakeside Drive

A & E Properties, Inc.

Send Tax Bills To:

WEST SUBURBAN BANK
as Trustee aforesaid,

By *Christine Pawlak*
TRUST OFFICER

ASSISTANT TRUST OFFICER

Attest *Christine Pawlak*

WEST SUBURBAN BANK
Land Trust Department
711 South Westmore Avenue
Lombard IL 60148
(630) 652-2500

BFC FORMS SERVICE, INC. #188545

27915602

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 Assistant Trust Officer the day and year first above written.

UNOFFICIAL COPY

SUBJECT TO

1. General real estate taxes not yet due and payable at the time of closing, covenants, conditions, restrictions of record, buildings lines and easements, if any, so long as they do not interfere with Buyer's use and enjoyment of the property.
2. Party Wall Agreement dated October 28, 1949 and recorded November 2, 1949 as document 14666676 made by the Trust Company of Chicago, Trust No. 7498 with the Trust Company of Chicago, Trust No. 7723 for party wall between the land and property adjoining on the south.
3. Encroachment of the 1 story brick building located mainly on the land onto the property south and west and adjoining by approximately .80 feet on the southwest line, .07 feet on the southeast line and .10 feet on the west line, as shown on plat of survey number 40221 prepared by Webster, McGrath and Ahlberg, Ltd. dated July 11, 2002.
4. Encroachment of the fan and metal chimney located mainly on the property north and adjoining onto the land by approximately .60 feet (fan) and .40 feet (chimney), as shown on the plat of survey number 40221 prepared by Webster, McGrath and Ahlberg, Ltd. dated July 11, 2002.
5. Encroachment of the asphalt located mainly on the land onto the property north and adjoining by approximately .89 feet, as shown on plat of survey number 40221 prepared by Webster, McGrath and Ahlberg, Ltd. dated July 11, 2002.

20951672

STATE TAX

STATE OF ILLINOIS



AUG. 26. 02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000035601

REAL ESTATE TRANSFER TAX
0032200
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 26. 02


REVENUE STAMP

0000035717

REAL ESTATE TRANSFER TAX
0016100
FP 102802

STATE TAX

STATE OF ILLINOIS



AUG. 26. 02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000035604

REAL ESTATE TRANSFER TAX
0074200
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 26. 02

REVENUE STAMP

0000035720

REAL ESTATE TRANSFER TAX
0037100
FP 102802