

**TRUSTEE'S DEED**



0020962979

This Indenture, made this 13th day of August, 2002, between Cole Taylor Bank\*, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated the 20th day of June, 1974 and known as Trust No. 1979 party of the first part, and **Beatrice K. Thomson and James Thomson**, parties of the second part.

Address of Grantee(s): **715 Franklin Avenue, River Forest, IL 60305**

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said parties of the second part, **as joint tenants with the right of survivorship and not as tenants in common**, the following described real estate, situated in Cook County, Illinois, to wit:

**LOT 11 IN BLOCK 1 IN LATHROP'S RESUBDIVISION OF PART OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST, BEING A RESUBDIVISION OF ALL THAT PART LYING EAST OF PARK AVENUE TOGETHER WITH THE EAST 3/5 OF BLOCK 15 IN SAID LATHROP AND SEAVERN'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

\*Successor Trustee to Corus Bank f/k/a River Forest State Bank and Trust Company

Exempt under provisions of Paragraph E-4  
Section 31-45, Property Tax Code.

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST

*David M. Maszala*

8-13-02  
Date

*[Signature]*  
Buyer, Seller or Representative

P.I.N.: 15-12-104-011-0000

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties of the second part, and to 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.

See Reverse

UNOFFICIAL COPY

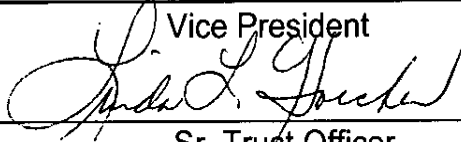
In Witness Whereof, said part of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ Vice President and attested by its Sr. Trust Officer, the day and year first above written.

COLE TAYLOR BANK,  
As Trustee, as aforesaid,



By: \_\_\_\_\_

Vice President



Attest: \_\_\_\_\_

Sr. Trust Officer

STATE OF ILLINOIS

SS

COUNTY OF COOK

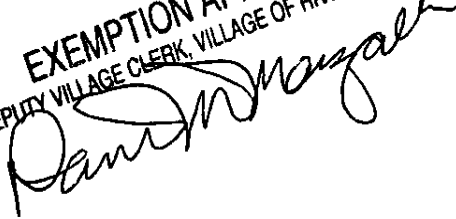
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby Certify, That Kenneth E. Piekut, Vice President, and Linda L. Horcher, Sr. Trust Officer, of Cole Taylor Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Vice President and Sr. 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, as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said Sr. Trust Officer did also then and there acknowledge that said Sr. 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 Sr. Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 13th day of August, 2002.



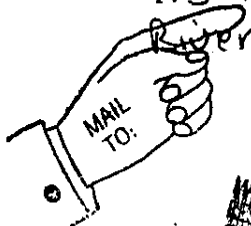
Notary Public

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST



Mail to:

James Thomas  
715 Franklin Ave  
River Forest, IL 60305



MAIL TO:  
RESIDENTIAL TITLE SERVICES  
SUITE 202 HIGHLAND AVE  
LOMBARD, IL 60148

Address of Property:

715 Franklin Avenue  
River Forest, IL 60305

This instrument was prepared by:

Linda L. Horcher  
Cole Taylor Bank  
111 West Washington, Suite 650  
Chicago, Illinois 60602

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT  
REQUIRED UNDER PUBLIC ACT 87-543  
COOK COUNTY ONLY

The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to business or acquire and hold title to real estate in Illinois; a partnership authorized to do business or acquire and hold title to real estate in Illinois; or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

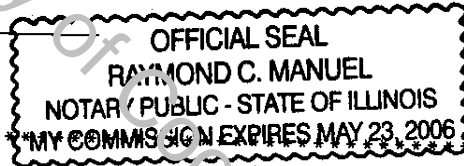
Dated Aug 13<sup>th</sup>, 2002

[Signature]  
GRANTOR OR AGENT

STATE OF ILLINOIS )  
                                  ) ss:  
COUNTY OF COOK )

Subscribed and sworn to before me this 13<sup>th</sup> day of Aug., 2002

My commission expires: \_\_\_\_\_



[Signature]  
Notary Public

The GRANTEE or his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; a partnership authorized to do business or acquire and hold title to real estate in Illinois; or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

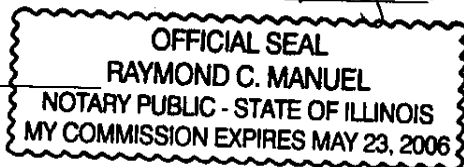
Dated Aug 13<sup>th</sup>, 2002

[Signature]  
GRANTEE OR AGENT

STATE OF ILLINOIS )  
                                  ) ss:  
COUNTY OF COOK )

Subscribed and sworn to before me this 13<sup>th</sup> day of Aug., 2002

My commission expires: \_\_\_\_\_



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]