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1173/0034 05 001 Page 1 of 3
2002-08-20 10:18:26
Cook County Recorder 25.50

TRUSTEE'S DEED
(INDIVIDUAL)

FOR THE PROTECTION OF
OWNER, THIS INSTRUMENT
SHALL BE RECORDED WITH
THE RECORDER OF DEEDS.



AMERICA UNITED BANK
and Trust Company USA
321 West Golf Road
Schaumburg, Illinois 60196
Telephone: (847) 832-4000

The above space is for the recorder's use only

3
aw

The Grantor, AMERICA UNITED BANK and Trust Company USA, a corporation in the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 26th day of January, 1999 (Year), and known as Trust Number 99-1366, for and in consideration of Ten and No/100th Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to Edward Magnus and Nadezhda Magnus, husband and wife

of (Address of Grantee) 917 W. Andover Court, Palatine, IL 60067

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached.

1st AMERICAN TITLE order # HE 9399
will 1/17/02

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet) together with all the appurtenances and privileges thereunto belonging or appertaining. Permanent Index Number(s)

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.

Asst.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its ~~Vice~~ President and attested by its Secretary, this 23rd day of July, 2002 (Year).
Trust Officer AMERICA UNITED BANK and Trust Company USA
as Trustee aforesaid, and not personally.

BY: [Signature] VICE PRESIDENT ASST. TRUST OFFICER
ATTEST: [Signature] ASST. SECRETARY

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STATE OF ILLINOIS)

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named ~~Asst. President~~ and Secretary of AMERICA UNITED BANK and Trust Company USA, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, ~~Asst. President~~ and Secretary 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 Bank, for the uses and purposes, therein set forth and the said Secretary then and there acknowledged that said Secretary as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Secretary's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

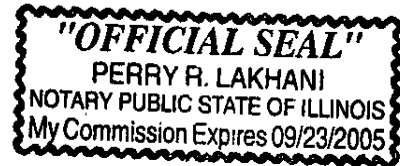
GIVEN under my hand and Notarial Seal this 23rd day of July, 2002 (Year).

W. J. Rouhana
Notary Public

ADDRESS OF PROPERTY
917 W. Andover Court
Palatine, IL 60067

My Commission Expires: 9/23/2005

The above address is for information only and is not part of this deed



This instrument was prepared by: Land Trust Dept.
(Name) AMERICA UNITED BANK and Trust Company USA
(Address) 321 West Golf Road
Schaumburg, IL 60196

All subsequent tax bills to:
(Name) Edward Magnus
(Address) 917 W. Andover Ct.
Palatine, IL 60067

STATE TAX
STATE OF ILLINOIS
AUG. 15.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000042934
REAL ESTATE TRANSFER TAX
0033900
FP326660

032728
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP AUG-21
P.B. 10847
160.50

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LEGAL DESCRIPTION - UNIT #73 OF LOT 22 IN SUTTON PARK PLACE PHASE -3

UNIT #73, BEING ALL OF LOT #22, EXCEPT THE SOUTHERLY 120.48 FEET THEREOF, IN SUTTON PARK PLACE - PHASE 3, BEING A RE-SUBDIVISION OF LOTS 1 THROUGH 20 IN BLOCK 2 AND LOTS 11 THROUGH 14 IN BLOCK 1 TOGETHER WITH THE EASTERLY 6 FEET OF MAPLE AVENUE, THE NORTHERLY 6 FEET OF ALVA STREET AND THE EASTERLY AND WESTERLY 3 FEET OF FRANKLIN AVENUE ADJOINING SAID LOTS AS SHOWN ON PLAT OF VACATION RECORDED OCTOBER 28, 1999 AS DOCUMENT NO. 9015033, ALL IN FRANK E. MERRILL AND COMPANY'S GREATER PALATINE, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 16 LYING NORTHEASTERLY OF THE NORTHWEST HIGHWAY IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1926 AS DOCUMENT NO. 318962, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 917 W. ANDOVER COURT, PALATINE, IL 60067

P.I.N.S: 02-16-204-002

02-16-204-022, 02-16-204-027, 02-16-204-033, 02-16-204-028