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UNOFFICIAL COPY



0318941016

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/08/2003 09:41 AM Pg: 1 of 3

TRUSTEE'S DEED

After Recording Mail to:

Joseph Farrell, Esq.
Leventfeld Pearlstein
2 N. LaSalle #1300
Chicago, IL 60602

Name and Address of Taxpayer:
Flossmoor Commons (Professional),
L.L.C.
10 East 22nd Street, Suite 116
Lombard, Illinois 60148

81 3/24 & D2 MS

THIS INDENTURE, made this June 24, 2003 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as 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 November 1, 2001, and known as Trust Number 11-5805, Party of the First Part, and Flossmoor Commons (Professional), L.L.C., Party of the Second Part;

2/66

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

Property Address: 3203-3235 Vollmer Road and 19850-19870 Kedzie Avenue, Flossmoor, IL
PIN # 31-11-402-022-0000 and 31-11-402-023-0000

LOTS 2 AND 3 (EXCEPT THAT PART OF LOT 3 FALLING WITHIN KEDZIE AVENUE) IN FLOSSMOOR COMMONS BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 (EXCEPT THE NORTH 60 ACRES) OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF GOVERNOR'S HIGHWAY AS RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294759 (EXCEPTING THEREFROM THE SOUTH 50 FEET TAKEN FOR VOLLMER ROAD AS RECORDED JANUARY 18, 1935 AS DOCUMENT 11549019) ALL IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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 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-CP

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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 Vice President and attested by its Senior Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: *Michael A. Bentcover* Vice President

Attest: *Guy B. Percast* Senior Vice President

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 the above-named Vice President and the above-named Senior Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26th day of June, 2003.



Geraldine Schnock
Notary Public

Illinois Transfer Stamp - Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act

[Signature]
Buyer, Seller or Representative

June 26 2003
Date

Prepared by: Michael A. Bentcover, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.**

UNOFFICIAL COPY STATEMENT BY GRANTOR AND GRANTEE

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 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 6/26, 19 2003 Signature: Erika Kedzierski
Grantor or Agent

Subscribed and sworn to before me by the

said _____
this 26 day of June

19 03
Patricia A. Butler
Notary Public



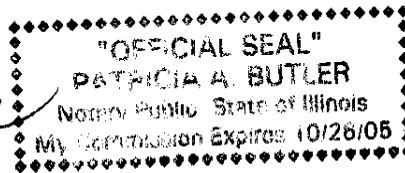
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6/26, 19 2003 Signature: Erika Kedzierski
Grantee or Agent

Subscribed and sworn to before me by the

said _____
this 26 day of June

19 03
Patricia A. Butler
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 of a Class A misdemeanor for subsequent offenses.

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