

TRUSTEE'S DEED



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/01/2003 03:03 PM Pg: 1 of 3

MAIL RECORDED DEED TO:

OR: Recorder's Office Box Number

Send Subsequent Tax Bills To:

James C. Cheng

P. O. BOX 181

Oak Park, Illinois 60303

(The Above Space for Recorder's Use Only)

4 of 7
ACS 35405

THIS INDENTURE, made this 3rd day of July, 2003 between BRIDGEVIEW BANK AND TRUST, a corporation duly authorized by the Statutes of Illinois to execute trusts, as Trustee under the provisions of a deed (s) in trust, duly recorded and delivered to said Bank in pursuance of Trust Agreement dated the 17th day of December, 1998 and known as Trust No. 1-2697 party of the first part,

James C. Cheng and Carol Nelson-Cheng, husband and wife,
As Joint Tenants with rights of survivorship, as to an undivided 50%
And Wen Tien Cheng, as to an undivided 50%

P. O. BOX 181, Oak Park, Illinois 60303
(Name and Address of Grantee)

party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths-----
-----(\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 119 (except the West 5 feet) and all of Lot 120 in the Subdivision of the North 1/2 of the South 1/2 of the West 1/3 of the Northeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with the tenements and appurtenances thereto belonging.

Permanent Real Estate Index Number(s) 13-35-222-026-0000

Address(es) of Real Estate: 2104 - 2110 N. St. Louis, Chicago, Illinois 60647

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

First American Title

Order #

3

UNOFFICIAL COPY

Buyer, Seller or Representative

DATE: 7/27/03

REAL ESTATE TRANSFER ACT.

PARAGRAPH 2, SECTION

EXEMPT UNDER PROVISIONS OF

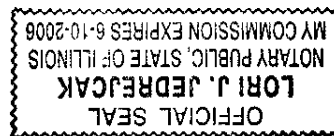
COUNTY - ILLINOIS TRANSFER STAMPS

BRIDGEVIEW BANK AND TRUST
7940 South Harlem Avenue
Bridgeview, Illinois 60455

BRIDGEVIEW BANK AND TRUST

Jacqueline F. Heitbaut

This Instrument was prepared by:



Notary Public
[Signature]

Given under my hand and notarial seal this 3rd day of July, 2003.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer and Officer of Bank, 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 severally acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

COUNTY OF COOK

STATE OF ILLINOIS

BRIDGEVIEW BANK AND TRUST
As Trustee as aforesaid
By: *[Signature]*
Trust Officer
Attest: *[Signature]*
Officer

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 Officer, the day and year first above written.

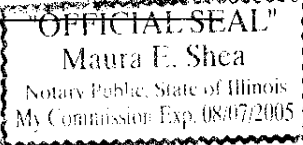
UNOFFICIAL COPY

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 title to real estate under the laws of the State of Illinois.

Dated: _____, 200____ Signature: Caryl [Signature]
Grantor or Agent

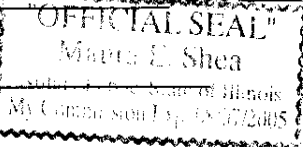
Subscribed and sworn to before me this _____ day of _____, 200____

Notary Public: [Signature]


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: _____, 200____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this _____ day of _____, 200____

Notary Public: [Signature]


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 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.

FILED [Signature] [Date]