

UNOFFICIAL COPY

TRUSTEE'S DEED



0322527054

Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/13/2003 02:32 PM Pg: 1 of 4

THIS INDENTURE, made this 27th day of March, 2002 between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 19th day of June, 2001 and known as Trust No. 01-2313, party of the first part, and PHILLIP STRATTON, of 8630 S. Essex, Chicago, IL 60617, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, PHILLIP STRATTON, the following described real estate, situated in Cook County, Illinois:

The North 20 feet of Lots 34 and 35 (except the North 15 feet thereof) in Block 1 in East Chicago Lawn, Swannell's Subdivision of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 24, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 19-24-105-020-0000

the attached deed represents a transaction exempt from taxation under the transaction tax ordinance by paragraph(s) E Section 200.1-2B6 of said ordinance.

Commonly known as 6345 S. Richmond Avenue, Chicago, IL 60629

Subject to general real estate taxes not yet due or payable and all easements, covenants, conditions and restrictions of record, if any.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the 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, 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 walls, 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.

I hereby declare that the attached deed represents a transaction exempt from taxation under the provisions of paragraph(s) E Section 200.1-2B6 of said ordinance.

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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 Trust Officer and attested by its Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE

as Trustee as aforesaid

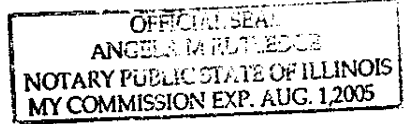
By *Joan Micka*
Attest *William O. Kerth*

STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

Joan Micka
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and William O. Kerth 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 Vice President, 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 Vice President did also then and there acknowledge that said 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 Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal, this 27th day of March, 2002.

Angela M. Rutledge
Notary Public

- D Name
- E
- L Street
- I
- V City
- E
- R Or:
- Y Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

6345 S. Richmond Avenue
Chicago, IL 60629

UNOFFICIAL COPY STATEMENT BY GRANTOR AND GRANTEE

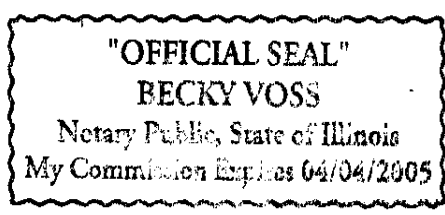
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 8-12, 2003

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Lisa R. McFadden
this 12th day of August 2003

[Signature]
Notary Public



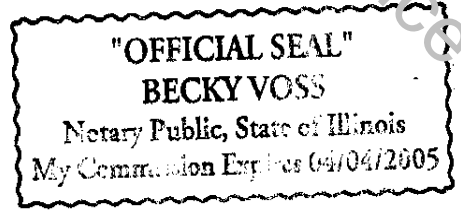
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8-12, 2003

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Lisa R. McFadden
this 12th day of Aug 2003

[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 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.]



CHICAGO TITLE AND TRUST COMPANY

8659 WEST 95TH STREET, HICKORY HILLS, ILLINOIS 60457

(708) 237-3030

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JANUARY 3, 2003

THE ATTACHED TRUSTEE'S DEED IS A TRUE & CERTIFIED COPY OF THE ORIGINAL TRUSTEE'S DEED FROM STATE BANK OF COUNTRYSIDE AS TRUSTEE UTA DTD 6/19/01 NO. 01-2313 TO PHILLIP STRATTON THAT WAS PRESENTED TO CHICAGO TITLE FOR RECORDING ON 03/29/02.

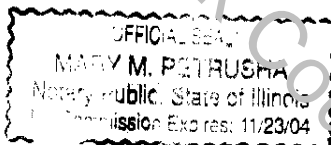
MARY ANN BUNNELL, CHICAGO TITLE & TRUST COMPANY

State of Illinois, ^{COOK} County ss:

I, THE UNDERSIGNED a Notary Public in and for said County and State, do hereby certify that MARY ANN BUNNELL personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SHE signed and delivered the said instrument as HER free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this day of JAN, 2003

My commission expires:



Notary Public