



Doc#: 0402342196
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/23/2004 10:36 AM Pg: 1 of 3

10 of 4 LMD

TRUSTEE'S DEED

THIS INDENTURE, made this 2nd day of January, 2004, 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 March 1998, and known as Trust No. 98-1888, party of the first part, and, ENRIQUE GUZMAN and MARICELA GUZMAN, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, of 2249 W. Taylor Street, Chicago, IL 60612, 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, ENRIQUE GUZMAN and MARICELA GUZMAN, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, the following described real estate, situated in Cook County, Illinois.

See Legal Description Attached

P.I.N. 16-12-418-055-0000

Commonly known as 2640 W. Washington Street, Chicago, IL 60612

Subject to: See Description Attached

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.

CR 550599 E-G

Box 333

UNOFFICIAL COPY

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 Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE
as Trustee as aforesaid

By

Attest

[Handwritten signature]

STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

Terry LeFevour
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 Susan L. Jutzi 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 Vice President 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 Vice President as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Vice President own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

OFFICIAL SEAL
THERESE A LEFEVOUR
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 12, 2005

Given under my hand and Notary Seal, this 2nd day of January, 2004.

[Handwritten signature: Therese A. LeFevour]
Notary Public

D Name *Luis Martinez, Esq.*
E
L Street *3744 W. 26th*
I
V City *Second Floor*
E *Chicago IL 60623*
R Or:
Y Recorder's Office Box Number

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

ENRIQUE GORMAN
2640 W. Washington Street
Chicago, IL 60612

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 4 (EXCEPT THAT PORTION TAKEN FOR STREET) IN BLOCK 3 IN MARY SMITH RESUBDIVISION OF LOTS 3, WAKEMAN AND OTHER'S PARTITION OF THE SOUTH ½ OF THE SOUTH EAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

(A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) BUILDING LINES AND BUILDING LAWS AND ORDINANCES, USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; (C) ZONING LAWS AND ORDINANCES WHICH CONFORM TO THE PRESENT USAGE OF THE PREMISES; (D) PUBLIC AND UTILITY EASEMENTS WHICH SERVE THE PREMISES; (E) PUBLIC ROADS AND HIGHWAYS, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; AND (G) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CONDOMINIUM DECLARATION, IF APPLICABLE.

STATE TAX	STATE OF ILLINOIS JAN. 19.04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000063697	REAL ESTATE TRANSFER TAX 00260.00 FP 102808
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX JAN. 19.04 REVENUE STAMP	# 0000063854	REAL ESTATE TRANSFER TAX 00130.00 FP 102802
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CITY TAX	CITY OF CHICAGO JAN. 19.04 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000008383	REAL ESTATE TRANSFER TAX 01950.00 FP 102805
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