

TRUSTEE'S DEED
(JOINT TENANTS)

UNOFFICIAL COPY

04025653

(The Above Space For Recorder's Use Only)

1st AMERICAN TITLE order # 079058

GRANTOR, **Capitol Bank And Trust**, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 25th day of August, 19 89, and known as Trust Number 1851, for and in consideration of the sum of Ten and no hundreds Dollars

(\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto ARTURO GUERRERO and YOLANDA GUERRERO of 2351 North Spaulding in the City of Chicago County of Cook State of Illinois

not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

LOT 41 AND THE NORTH 1/2 OF LOT 40 IN BLOCK 30 IN THIRD ADDITION TO FRANKLIN PARK IN SECTION 27 AND SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-28-219-048

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; real estate taxes.

TO HAVE AND TO HOLD the aforescribed property forever

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded 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, 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; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Trust Officer) and attested by its (Assistant) Trust Officer) this 6th day of December, 19 94

Capitol Bank And Trust
as Trustee, as aforesaid, and not personally.

By [Signature]
(Trust Officer)

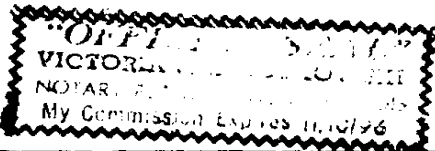
ATTEST: By [Signature]
(Assistant Trust Officer)

STATE OF ILLINOIS |
COUNTY OF COOK | SS.

SEP 10 10 11 AM '94
COOK COUNTY RECORDER
#23.50
TRAN 8851-12/07/94 14:36:00
REC # 04-025653

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named (Trust Officer) and (Assistant) (Trust Officer) of **Capitol Bank And Trust**, an Illinois banking corporation, Grantor, personally appeared to me to be the same persons whose names are subscribed to the foregoing instrument as such (Trust Officer) (Trust Officer) 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 Illinois banking corporation for the uses and purposes therein set forth, and the said (Assistant) (Trust Officer) then and there acknowledged that he, as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as his free and voluntary act and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of December, 19 94



[Signature]
Notary Public
My Commission Expires
November 10, 1996

DOCUMENT PREPARED BY:
Capitol Bank and Trust
4801 West Fullerton Avenue
Chicago, Illinois 60639



MAIL TO { Yvon D. Roustan - AH
2911 N. Cicero
Chicago, Ill. 60641

ADDRESS OF PROPERTY:
2926 Elder Lane
Franklin Park, Illinois 60131
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
ARTURO Guerrero
2926 Elder Lane, Franklin Park, Ill.

7/6/97
TRANSFER DOCUMENT REVIEW COMPLETED

AFFIX "RIDERS" OR REVENUE STAMPS HERE

04025653

DOCUMENT NUMBER

[Handwritten signature]

