

# UNOFFICIAL COPY

## TRUSTEE'S DEED

### After Recording Mail to:

Law Offices  
McPARLAND & CORNFIELD  
6153 N. Milwaukee Ave.  
Chicago, IL 60646-3804  
(773) 792-0300



Doc#: 0406932117  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 03/09/2004 01:13 PM Pg: 1 of 4

### Name and Address of Taxpayer:

Michael & Ann Mannion  
6217 W. Huntington  
Chicago, IL 60646

THIS INDENTURE, made this February 2, 2004, 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 October 29, 2001, and known as Trust Number 11- 5802, Party of the First Part, and Michael Mannion as Trustee of the Michael Mannion Declaration of Trust dated 10/06/03, Trust #1 as to an undivided ½ interest AND Ann Mannion as Trustee of the Ann Mannion Declaration of Trust dated 10/16/03, Trust #1 as to an undivided ½ interest, Parties of the Second Part;

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 Parties of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

See Legal Description attached hereto and by this reference made a part hereof

Property Address: 6217 W. Huntington, Chicago IL 60646  
PIN # 13-05-112-016-0000

TO HAVE AND TO HOLD the same unto said Parties of the Second Part and to the proper use, benefit and behoove forever of said Parties 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.

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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.

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

By: [Signature] Trust Officer

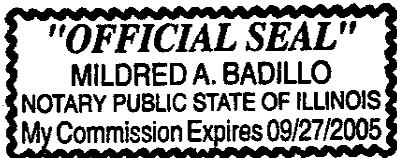
Attest: [Signature] Vice President

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 Trust Officer and the above-named 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 18th day of February, 2004.

[Signature]  
Notary Public



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

[Signature]  
Buyer, Seller or Representative

2.20.04  
Date

Prepared by: Julie Shimizu, 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.**

**MAIL TO:**  
**Michael J. Cornfield**  
**LAW OFFICES**  
**McPARLAND & CORNFELD**  
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Chicago, IL 60646-3804  
(773) 792-0300

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LEGAL DESCRIPTION:

LOT 207 (EXCEPT THE SOUTHWESTERLY 34.50 AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE THEREOF) IN WILLIAM ZELOSKY'S PARK VIEW CREST, BEING A SUBDIVISION OF TRACT NO. 1. BRUMMEL AND CASE FOREST PRESERVE CONSOLIDATION PLAT, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO LOT FIVE (5) OF BILLY CALDWELL'S RESERVE, IN TOWNSHIPS 40 AND 41, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID PARK VIEW CREST, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 13, 1920, AS DOCUMENT NUMBER 117591.

ADDRESS OF PROPERTY: 6217 W HUNTINGTON, CHICAGO, IL 60646  
PIN: 13-05-112-016-0000

Office of Cook County Clerk's Office

# 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: 2/20/2004

Signature

Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this 20TH day of FEBRUARY, 2004

Notary Public Pamela G. Bett

"OFFICIAL SEAL"  
Pamela G. Bett  
Notary Public, State of Illinois  
My Commission Expires 06/13/04

The grantee or his agent affirms 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 title to real estate under the laws of the State of Illinois.

Dated: 2/20/2004

Signature

Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this 20TH day of FEBRUARY, 2004

Notary Public Pamela G. Bett

"OFFICIAL SEAL"  
Pamela G. Bett  
Notary Public, State of Illinois  
My Commission Expires 06/13/04

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 to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)