

UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INDENTURE, dated this 2nd Day of April, 2004, between FAMILY BANK AND TRUST COMPANY, ** an Illinois banking corporation, Palos Hills, Illinois, 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 the 28 day of June, 2001, and known as Trust No. 6-586, party of the First Part, and Ronald J. Wagner Sr. and Deborah J. Wagner, parties of the Second Part Family Bank & Trust Co



Doc#: 0409146112
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/31/2004 11:38 AM Pg: 1 of 3

Box for Recorder's Use Only

(Address of Grantees 10149 South Eleanor, Palos Hills, Illinois 60465)

WITNESSETH, that the party of the First Part, in consideration of the sum of Ten Dollars and no/100 (\$10.00-----), and other good and valuable considerations acknowledged and in hand paid, does hereby grant, sell and convey unto the parties of the Second Part, not as tenants in common, but as joint tenants with right of survivorship, the following described real estate, situated in Cook County, Illinois, to wit:

LOT 45 (EXCEPT THE NORTHEASTERLY 75 FEET THEREOF) IN FRANK DELUGACH'S WALNUT WOODS, A SUBDIVISION OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND SOUTH 10 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 27 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Together with the tenements and appurtenances thereunto belonging.

Property Address: 10149 South Eleanor, Palos Hills, Illinois 60465
Permanent Tax No. 23-11-412-024-0000

TO HAVE AND TO HOLD the same unto said parties of the Second Part not in tenancy in common, but in joint tenancy with right of survivorship, and to the proper use and benefit of said parties of the Second Part forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of such trust agreement above-mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any) of record in said county given to secure the payment of money and remains unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the First Part caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman of the Board/CEO & Trust Officer and attested by its Chairman of the Board/CEO and Trust Officer, the day and year first above written.

ATTEST:

Vice President - Investments

FAMILY BANK AND TRUST COMPANY
as Trustee as aforesaid,

By
Chairman of the Board/CEO & Trust Officer

This instrument was prepared by:

FAMILY BANK AND TRUST COMPANY
10360 S. Roberts Road
Palos Hills, Illinois 60465

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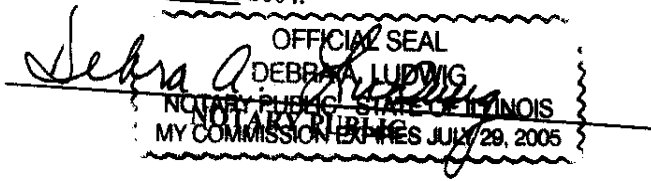
STATE OF ILLINOIS

SS:

COUNTY OF COOK

I, DEBRA A. LUDWIG a Notary Public in and for said County, in the State aforesaid,
 DO HEREBY CERTIFY that Marvin A. Siensa, Chairman of the Board/CEO & Trust Officer of FAMILY BANK AND
 TRUST COMPANY, AND Michael M. Siensa, Vice President Cashier thereof, personally known to me to be the same
 persons whose names are subscribed to the foregoing instrument as such Chairman of the Board/CEO & Trust Officer and
 Vice President - Investments respectively, appeared before me this day in person and acknowledged that they signed and
 delivered 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 said Chairman of the Board/CEO & Trust Officer and Vice President - Investments did also
 then and there acknowledge that he or she as custodian of the corporate seal of the Bank did affix said corporate seal of said
 Bank to said instrument as his or her own free and voluntary act, and as the free and voluntary act of said Bank for the uses
 and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30 day of March 2004.



After Recording Mail To:

Exempt under Real Estate Transfer Tax Act Sec. 4
 Par. E & Cook County Ord. 95104 Par. E
 Date 3/31/04 Sign. Deborah J. Wagner

Your Dedicated Community Bank
FAMILY BANK AND TRUST COMPANY
 10360 S. Roberts Rd. • Palos Hills, IL 60465 • (708) 430-5000 • Member FDIC

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RECORDER OF DEEDS



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 3/31, 2004

Signature: Deborah J. Wayne
Grantor or Agent

OFFICIAL SEAL
Subscribed and sworn to before me
By the said DEBRA A. LUDWIG
This 3/19 day of March, 2004
Notary Public Debra A. Ludwig
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES JULY 29, 2005

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 3/31, 2004

Signature: Deborah J. Wayne
Grantee or Agent

OFFICIAL SEAL
Subscribed and sworn to before me
By the said DEBRA A. LUDWIG
This 3/19 day of March, 2004
Notary Public Debra A. Ludwig
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES JULY 29, 2005

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)