

# UNOFFICIAL COPY



0413833094

TRUSTEE'S DEED

Doc#: 0413833094  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/17/2004 08:06 AM Pg: 1 of 3

MAIL TO

GARY R. STAKER  
6215 W. Touhy Ave.  
CHICAGO, IL 60646

Above space for revenue stamps only

Above space for recorder's use

THIS INDENTURE, made this 17th day of March, 2004, between FNBW BANK F/K/A First National Bank of Wheaton, Illinois, An Illinois Banking Association duly organized and existing under the Illinois Banking Laws, as Trustee under the provisions of a deed of trusts in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 10th day of DECEMBER, 1996, and known as Trust No. 1108 party of the first part, and HP & GZ ENTERPRISES, LLC, an Illinois Limited Liability parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of (10.00) TEN dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, HP & GZ ENTERPRISES, LLC, an Illinois Limited Liability, the following described real estate, situated in Cook County, Illinois, to wit:

That part of the North half of Cynthia Robinson's Tract, lying West of the center of Des Plaines River Road in the Partition of the North Section of Robinson's Reservation, in Township 40 North, Range 12 East of the Third Principal Meridian, described as follows:--- Beginning on a line 50.0 feet West of the center line of said River Road, and 200.0 feet South of the North line of Section 15, also being the center of Lawrence Avenue; thence Northwesterly 22.62 feet to a point on a line 190.0 feet South of and parallel with the North line of said Section; thence West on last mentioned parallel line, a distance of 180.0 feet to a point on a line, 250.0 feet West of and parallel with the center of said River Road; thence South on last mentioned parallel line, to the South line of the North half of said Cynthia Robinson's Tract; thence East on the South line of said Tract, to a point 50.0 feet West of the center line of said River Road; thence North along a line 50.0 feet West of and parallel with the center line of River Road to the place of beginning -- Cook County, Illinois.

FIN 12-15-100-014-0000 4758 RIVER ROAD, SCHILLER PARK ILLINOIS

Together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto parties of the second part, HP & GZ ENTERPRISES, LLC, an Illinois Limited Liability, and to the proper use, benefit and behoof forever of said party of the second part.

BOX 333-CT

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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, or 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 liens; 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.

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 Trust Officer, the day and year first above written.

FNBW BANK, as Trustee, as aforesaid

By \_\_\_\_\_ TRUST OFFICER

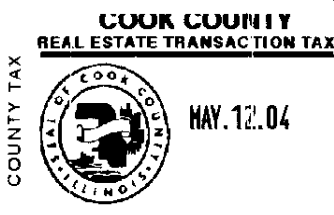
Attest \_\_\_\_\_ TRUST OFFICER

STATE OF ILLINOIS )  
 )  
 ) s.  
COUNTY OF Cook )

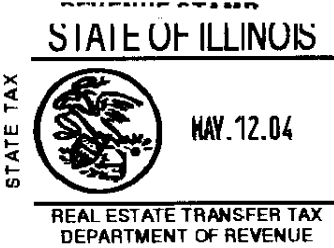
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Florian J. Barbi, President, and Melissa Long-Smith, Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and 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 Bank, for the uses and purposes therein set forth; and the said President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his 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 17th day of March, 2004

Magdalena D. Marczyński  
Notary Public



# 0000069206  
REAL ESTATE TRANSFER TAX  
0050000  
FP 102802



# 0000069036  
REAL ESTATE TRANSFER TAX  
0100000  
FP 102808



# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

RICHARD LAUBENSTEIN *alt*, being duly sworn on oath, states that  
resides at 216 W Higgins Park Ridge IL 60068. That the  
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 14 day of March

Notary Public

