

AT# 28305

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Doc#: 0414949050
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/28/2004 12:28 PM Pg: 1 of 3

TRUSTEE'S DEED



ADDISON • NAPERVILLE
(630) 629-5000 • MEMBER FDIC

The above space for recorders use only

THIS INDENTURE, Made this 21ST day of MAY, 2004, between OXFORD BANK & TRUST, 1100 West Lake Street, Addison, Illinois 60101, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement dated SEPTEMBER 30, 2003 and known on its records as Trust No. 1126, party of the first part, and

GUS KOUVELIS & LENA KOUVELIS, AS JOINT TENANTS
655 MARY COURT
ELMHURST, IL 60126

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and zero/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey unto said party(ies) of the second part, the following described real estate, situated in County, Illinois, to-wit:

THE EAST 54 FEET OF THE NORTH HALF OF LOT 35 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2 4, 64, 66, 126, 127, AND 128 IN DIVISION 1. IN WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, AFORESAID IN COOK COUNTY, ILLINOIS.

P.I.N. # 21-30-115-025

COMMONLY KNOWN AS: 7430 S Phillips AVE.. Chicago, Illinois 60649

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record.

This space for affixing Riders and Revenue Stamps

Handwritten mark

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This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the forms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage conveying the above described premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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.

OXFORD BANK & TRUST
Trustee as aforesaid

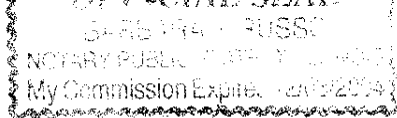
STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

By: *James S. Russell*
Vice President & Trust Officer

Attest: *[Signature]*
Vice President

I, the undersigned, A NOTARY PUBLIC in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer of OXFORD BANK & TRUST and the above named Vice President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer 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 Corporation, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this *2nd* day of *May* 2004



Sarah Ann Russett
Notary Public

PLEASE MAIL TO:

MAIL SUBSEQUENT TAX BILLS TO:

GUS & LENA KOUVELIS
655 MARY COURT
ELMHURST, IL 60126

GUS & LENA KOUVELIS
655 MARY COURT
ELMHURST, IL 60126

This Deed was Prepared By:
James S. Russell
Trust Officer
OXFORD BANK & TRUST
1700 West Lakeside
Aurora, IL
(708) 629-5000

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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 5-21, 2004

Signature Kalliope Thayer
Grantor or Agent

Subscribed and Sworn to before me
by the said Grantor or Agent this
21 day of May,
2004.

[Signature]
Notary Public



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 5-21, 2004

Signature Kalliope Thayer
Grantee or Agent

Subscribed and Sworn to before me
by the said Grantee or Agent this
21 day of May,
2004.

[Signature]
Notary Public



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 provisions of Section 4 of the Real Estate Transfer Tax Act.]