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Doc#: 0420332009
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/21/2004 08:30 AM Pg: 1 of 3

CLAIM OF LIEN AND TRUSTEE'S RESIGNATION DEED

THIS INDENTURE made this 2nd day of July 2004, between MIDWEST BANK AND TRUST COMPANY, A corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trust within the State of Illinois not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated the 5th day of March 1998 AND known as Trust Number 98-1-7307, party of the first part and, **ALEXANDER G. DEMETER**, party of the second part.

Grantees Address: 1314 North 19th Avenue, Melrose Park, IL

WITNESSETH, that said party of the first part, does hereby convey and quit-claims unto said parties of the second part, the following described real estate in Cook County, Illinois to wit:

Lot 18 in Block 113 in Melrose, a Subdivision of parts of Sections 3 and 10, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number 15-03-313-011-0000

SUBJECT TO: PENDING LAWSUITS, NOTICES OF LIENS WHICH MAY HAVE BEEN SERVED UPON THE BANK AS TRUSTEE, AND CONTRACTS TO SELL SAID PREMISES, IF ANY; AND SUBJECT FURTHER TO ANY AND ALL TRUSTEE'S FEES DUE TO MIDWEST BANK AND TRUST COMPANY, OR ITS SUCCESSORS, IN THE AMOUNT OF \$580.00 AND EXPENSES, ATTORNEY'S FEES, AND LIABILITIES THAT MAY OCCUR AS A RESULT OF ACTING AS TITLE HOLDER TO REAL ESTATE DESCRIBED HEREIN.

AS SECURITY FOR THE PAYMENT OF ALL SUCH FEES, CHARGES, EXPENSES AND COSTS AS OUTLINED ABOVE, MIDWEST BANK AND TRUST COMPANY HEREBY RESERVES A LIEN UPON THE PREMISES CONVEYED.

Together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD THE same unto said party of the second part, and to the proper use, benefit and behoof forever of said party 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

Exempt under provisions of Paragraph
Section 4 Real Estate Transfer Tax Act.

7/14/04
Date

Buyer, Seller
or Representative

3 Pages

17 Box 69

Recorded by
Chicago Abstract, Inc.

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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 one of its officers and attested by another of its officers, the day and year first above written.

MIDWEST BANK AND TRUST COMPANY
As Trustee aforesaid, and not personally

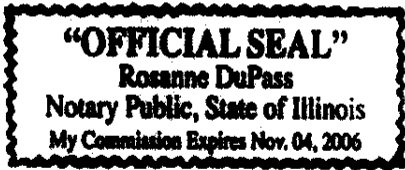
BY:

ATTEST:

Juanita Chandler
Laurel A. Thorpe

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY, THAT JUANITA CHANDLER, Trust Officer of Midwest Bank and Trust Company, a corporation, and LAUREL D. THORPE of said corporation, 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 and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes, therein set forth and the said Trust Officer of said corporation did also then and there acknowledge that she as custodian of the corporate seal of said corporation did affix the said corporate seal of said corporation to said instrument as her own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee for the uses and purposes therein set forth.



Given under my hand the Notarial Seal this 2nd day of July, 2004

Rosanne DuPass

Notary Public

SEAL

1314 North 19th Avenue, Melrose Park, IL 60160
For Information only insert Street Address of property

1314 North 19th Avenue, Melrose Park, IL 60160
Grantee's Address

This Instrument was prepared by:

SEND RECORDED DEED TO AND TAX NOTICES TO:
ALEXANDER G. DEMETER
1314 NORTH 19TH AVENUE
MELROSE PARK IL 60160

JUANITA CHANDLER
MIDWEST BANK AND TRUST COMPANY
1606 North Harlem Avenue
Elmwood Park, Illinois 60707

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his/her 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: 7-14, 2004.

Signature: *Juanita Crandall*
Grantor or Agent

Subscribed and Sworn to before me by the said Grantor this 14th day of JULY, 2004.

Laurel D. Thorpe
NOTARY PUBLIC



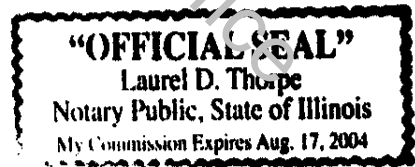
The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois 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: 7-14, 2004.

Signature: *Juanita Crandall*
Grantee or Agent

Subscribed and Sworn to before me by the said Grantee this 14th day of JULY, 2004

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