

UNOFFICIAL COPY



Doc#: 0422341113
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/10/2004 10:49 AM Pg: 1 of 4

TRUSTEE'S DEED



The above space for recorders use only

THIS INDENTURE, Made this 5TH day of AUGUST, ~~XX~~ 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 KOVVELIS AND LENA KOVVELIS, HIS WIFE, AS JOINT TENANTS WITH RIGHTS
OF SURVIVORSHIP
655 MARY COURT of
ELMHURST, IL 60126 party(ies) of the second part,

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 COOK County,
Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 20-07-401-041

COMMON ADDRESS: 5144 S. WOLCOTT AVENUE, CHICAGO, IL 60609

This space for affixing Riders and Revenue Stamps

Property of Cook County Clerk's Office

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.

UNOFFICIAL COPY

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 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 Irene S. Nowicki
Trust Officer

Attest: Maggie L... A.T.D.
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.

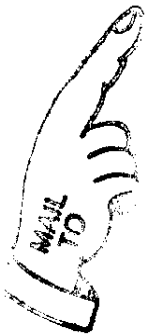
GIVEN under my hand and Notarial Seal this 5th day of August 2004
BARBARA J. RUSSO
Notary Public, State of Illinois
My Commission Expires 01/03/2009
Barbara J. Russo
Notary Public.

PLEASE MAIL TO:

GUS & LENA KOUVELIS
655 MARY COURT
ELMHURST, IL 60126

MAIL SUBSEQUENT TAX BILLS TO:

GUS & LENA KOUVELIS
655 MARY COURT
ELMHURST, IL 60126



This Document Prepared By:
Irene S. Nowicki
V.P. & Trust Officer
OXFORD BANK & TRUST
1100 West Lake Street
Addison, IL 60101
(630) 629-5000

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 4

Date 8-5-04 Sign. [Signature]

UNOFFICIAL COPY

International Title Corporation

A Policy Issuing Agent for Chicago Title Insurance Company

Commitment Number: CTIN1271

SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 34 IN BLOCK 3 IN WHITE AND COLEMAN'S SUBDIVISION OF BLOCKS 41 TO 44 IN STINE'S AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6 AND THE NORTH 1/2 OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 20-07-401-041

COMMON ADDRESS: 5144 S. WOLCOTT AVENUE, CHICAGO, IL 60609

Property of Cook County Clerk's Office

ALTA Commitment
Schedule C

CTIN1271.PFD(CTIN1271/2)

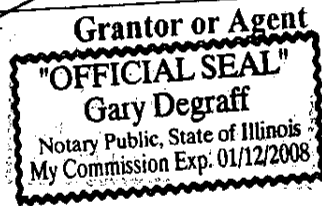
UNOFFICIAL COPY

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 8-6, 2004

Signature: _____



Subscribed and sworn to before me by the said this 6 day of August, 2004
Notary Public [Signature]

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 8-6, 2004

Signature: _____



Subscribed and sworn to before me by the said this 6 day of August, 2004
Notary Public [Signature]

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.

(Attached 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.)