

UNOFFICIAL COPY



Doc#: 0432148185
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/16/2004 04:00 PM Pg: 1 of 3

Trustee's Deed

THIS INDENTURE made this 30th day of October, 2004 between U.S. Bank, N.A., duly authorized to accept and execute trusts 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 15th day of October 1984

AND known as Trust Number 4119 party of the first part and Edward I. & Louise H. Flanagan Husband and Wife not as joint tenants and not as tenants in common, but as tenants by the entirety----- party of the second part.

Address of Grantee: 625 Ashland Ave. River Forest IL 60305-----

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100---- (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said part of the second part, the following described real estate situated in Cook County, Illinois, to wit:

Lot 42 in Block 2 in the Subdivision of Part of the Northwest ¼ of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, as Surveyed for the Suburban Home Mutual Land Association, in Cook County, Illinois.

P. I. N. # 15-12-111-003-0000

Common Address: 625 Ashland Ave. River Forest IL 60305

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD THE same unto said parties of the second part, and to the proper use, benefit and behoof forever of said parties_ of the second part forever.

This deed is executed by the party of the first part, as Trustee, 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.

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.



U.S. Bank N.A. f/k/a Avenue Bank & Trust Company of Oak Park as trustee aforesaid, and not personally

By: Angela Jo Chen
Land Trust Officer

Attest: Mary Sigel
Land Trust Officer

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Angela McClain, Land Trust Officer of U.S. Bank, N.A., a National Banking Association and Mary Figiel, Land Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers of said Bank respectively, 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 Bank, as Trustee for the uses and purposes, therein set forth.

Given under my hand and Notarial Seal this 30th day of October, 2004.

Elizabeth Nieman
Notary Seal



Property of Cook County Clerk's Office

Mail recorded Deed to:

Name: _____

Street Address: _____

City, State Zip: _____

[]

This instrument prepared by:

Elizabeth Nieman
U.S. Bank, N.A.
104 N. Oak Park Avenue
Oak Park, IL 60301

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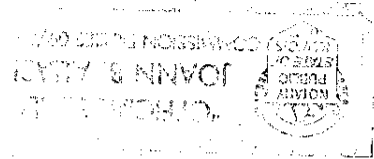
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated: 11/16, 2004

Signature: Edward J. Flanagan
Grantor or Agent

Subscribed and sworn to before me by the
said EDWARD FLANAGAN
this 16 day of November
2004.



Joann B. Allaci
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: 11/16, 2004

Signature: Edward J. Flanagan
Grantee or Agent

Subscribed and sworn to before me by the
said EDWARD FLANAGAN
this 16 day of November
2004.



Joann B. Allaci
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 Illinois Real Estate Transfer Tax Act]

EUGENE "GENE" MOORE

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

118 NORTH CLARK STREET • CHICAGO, ILLINOIS 60602-1387

