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0503847070

Doc#: 0503847070
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/07/2005 12:54 PM Pg: 1 of 4

TRUSTEE'S DEED

THIS IS A DUPLICATE DEED

MB Financial Bank, N.A.
475 East 162nd Street
South Holland, Illinois 60473-1524

THIS INDENTURE, made this 20th day of December, 1986, between **MB Financial Bank, N.A.**, a National Banking Association, as successor trustee to South Holland Trust & Savings Bank under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 20th day of April, 1978 and known as Trust No. 4030 party of first part, and Donald Duncan and Kathryn Mary Duncan, his wife, of: 2820 Pittsfield Drive, Ann Arbor, Michigan 48104

WITNESSETH, that said party of the first part, in consideration of the sum of Ten dollar & 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party{ies} of the second part, the following described real estate, situated in Cook County, State of Illinois, to-wit:

Legal Description:

FOR LEGAL DESCRIPTION, SEE EXHIBIT 'A' WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

P.I.N.: 29-31-409-066-1008

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party{ies} of the second part, and to the proper use, and benefit of said party{ies} 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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of 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 lines; 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 by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

*MB Financial Bank, N.A., as Trustee as aforesaid, and not personally

By: Spring Alexander Trust Officer

Attest: Lois P. Morris Assistant Secretary

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STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned

Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT
Spring Alexander - Trust Officer of *MB Financial Bank, N.A., and

Lisa F. Morris - Assistant Secretary of said Bank, personally

known to me to be the same persons whose names are subscribed to the foregoing instrument as such **Trust Officer and Asst. Secretary** 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 Trust Officer did also then and there acknowledge that said Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

This instrument prepared by:

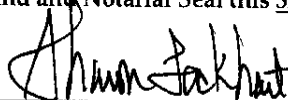
MB Financial Bank, N.A.

475 East 162nd Street

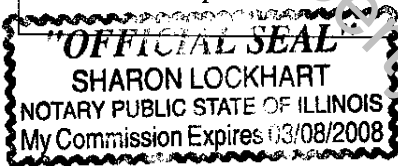
South Holland, IL 60472

Land Trust Dept.

Given under my hand and Notarial Seal this 3rd day of February, 2005



Notary Public



INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1940 W. 183rd Street, Unit 3D
Homewood, Illinois 60430

D Mail Recorded Deed and Tax Bills to:

E
L
I
V
E
R
Y
T
O

Donald Duncan
1940 W. 183rd Street
Homewood, IL 60430

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A"

Unit 3D in Homewood Square Condominium as delineated on the survey of the following described parcel of real estate:
Lot 5 (except the South 30 feet thereof and except the West 183 feet thereof and except the North 5.00 feet of the South 35.00 feet thereof) in County Clerks Division of the West 1/2 of the Southeast 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by South Holland Trust and Savings Bank, as Trustee under Trust Number 4030, recorded in the Office of the Registrar of Titles of Cook County, Illinois, as Document LR 3,284,229 together with their undivided percentage interest in the common elements in Cook County, Illinois.

Permanent Tax Number: 29-31-409-066-1008

Address of the Property: 1940 W 183rd Street, Homewood, IL

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 February 7, 2005

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said Agent
This 7 day of Feb., 2005
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.

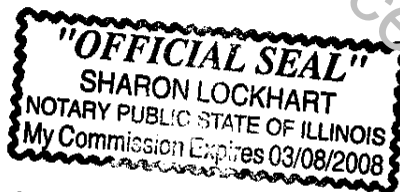
Dated February 7, 2005

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said Agent
This 7 day of Feb., 2005
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.

(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.)