

UNOFFICIAL COPY

82-82-4412
CTI

TRUSTEE'S DEED



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



Doc#: 0530135482 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/28/2005 11:42 AM Pg: 1 of 3

The above space for recorders use only

THIS INDENTURE, Made this 27TH day of SEPTEMBER, 2005,
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 JANUARY 16, 2001 and known on its records as Trust No. 853, party of the first part,
and

JONATHAN P. FLUDER
818 LORRAINE COURT
LOCKPORT, IL 60441
..... of
..... 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:

LOT 38 IN EMERALD ACRES, BEING A SUBDIVISION OF PART OF LOTS 17, 18
AND 20 IN COUNTY CLERKS DIVISION OF SECTION 32, TOWNSHIP 37 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PIN: 22-32-107-006-0000

COMMON ADDRESS: 1213 EMERALD DRIVE, LEMONT, IL 60439

*This instrument is exempt
under Paragraph e of
the Illinois Transfer Act*

[Signature]
10/7/05

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

BOX 334 CTI

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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 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.

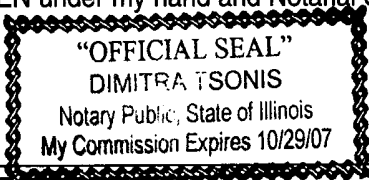
By *Irene S. Nowicki*
Vice President & Trust Officer

Attest: *Ma N. Gyl*
ASST. 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

27th day of *September*, *2005*.



Dimitra Tsonis
Notary Public

PLEASE MAIL TO:

MAIL SUBSEQUENT TAX BILLS TO:

JONATHAN P. FLUDER
1213 EMERALD DRIVE
LEMONT, IL 60439

JONATHAN P. FLUDER
1213 EMERALD DRIVE
LEMONT, IL 60439

This Document Prepared By:
Irene S. Nowicki
V.P. & Trust Officer
OXFORD BANK & TRUST
P.O. Box 129
Addison, IL 60101
630-629-5000

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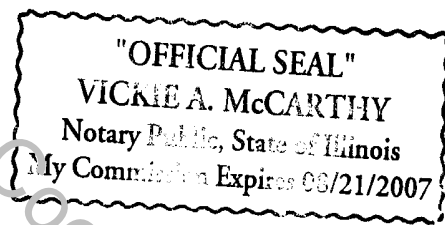
STATEMENT BY GRANTOR AND GRANTEE

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

Dated 10/13, 2005 Signature: *James Hill*
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this 13 day of October

2005
Vickie A. McCarthy
Notary Public

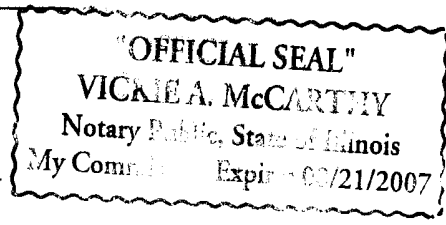


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10/13, 05 Signature: *James Hill*
Grantee or Agent

Subscribed and sworn to before me by the
said _____
this 13 day of October

2005
Vickie A. McCarthy
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.]