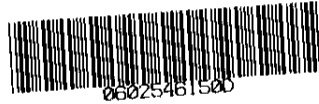


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Doc#: 0602546150 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2006 02:19 PM Pg: 1 of 3

3D

SEND REAL ESTATE TAX BILLS

MAIL TO:

Jeffrey A. Pratscher +
Debra L. Pratscher
4225 W. Southwest Highway
Hometown, Ill. 60456

THIS INDENTURE MADE this 29th day of December, 2005 between **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a Trust Agreement dated the 29th day of April, 1991, and known as Trust Number 12959, party of the first part and Jeffrey A. Pratscher and Debra Pratscher, husband and wife, Not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety whose address is 4225 W. Southwest Highway, Hometown, IL 60456 party of the second part.

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 consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

The Northeasterly $\frac{1}{2}$ of Lot 1499 in J. E. Merrion and Co's Hometown Unit 6, a Subdivision of Lot "C" and "D" in J. E. Merrion and Co's Hometown Unit No. 2, a Subdivision of the part of the Northeast $\frac{1}{4}$ of Section 3, lying North of the Right of Way of Wabash Railroad and part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 3, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat thereof registered in the Office of the Registrar of Title of Cook County, Illinois, as Document 1416478.

PIN: 24-03-200-072-0000

Common Address: 4225 W. Southwest Highway, Hometown, IL 60456

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 pursuant to and in the exercise of 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 (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of 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 A.V.P. and attested by its A.T.O. the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest: Donna Diviero
Donna Diviero, A.T.O.

By: Patricia Ralphson
Patricia Ralphson, A.V.P.

577801 Micor

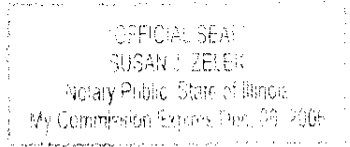
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STATE OF ILLINOIS COUNTY OF COOK }

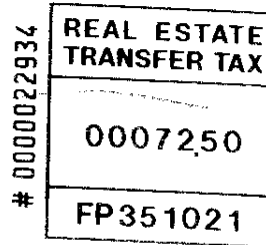
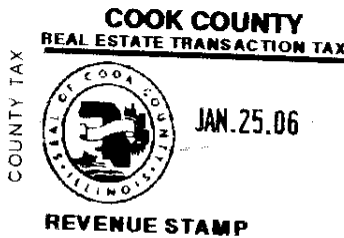
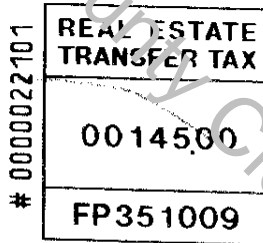
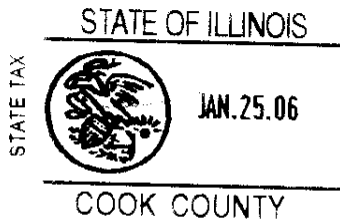
SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the **STANDARD BANK AND TRUST COMPANY** and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such A.V.P. and A.T.O., respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said A.T.O. did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 29th day of December, 2005

Susan J. Zelek
 NOTARY PUBLIC



PREPARED BY:
 Standard Bank & Trust Co.
 7800 W. 95th St.
 Hickory Hills, IL 60457



TRUSTEE'S DEED



STANDARD BANK AND TRUST CO.
 7800 West 95th Street, Hickory Hills, IL 60457

UNOFFICIAL COPY



Ticor Title Insurance Company

6250 W. 95TH STREET, OAK LAWN, IL 60453

(708) 430-3030

TICOR TITLE

AFFIDAVIT FOR TENANTS BY THE ENTIRETY

The undersigned parties execute this affidavit for the benefit of Ticor Title Insurance Company and for the purpose of inducing the Company to issue its title policy under the aforesaid number, free and clear of any exceptions with regard to the undersigned's creation of a tenancy by the entirety. In connection therewith, the undersigned aver as follows:

1. The parties are married and married to each other and that the marriage when contracted, "was valid at the time of the contract or subsequently validated by the laws of the place in which it was contracted or by the domicile of the parties and is not contrary to the public policy of the State of Illinois".
2. The land described in the aforesaid title insurance policy is improved with a structure containing no more than four residential dwelling units.
3. The parties, upon delivery of title to them, intend to physically occupy said structure, or a unit thereof, within 30 days of such delivery and such property will be occupied by the undersigned as their primary domicile.

X Jeffrey A Pratscher
Signature

X Debra L Pratscher
Signature

Jeffrey A Pratscher
Name (Please print)

Debra L Pratscher
Name (Please print)

12-30-05
Date

Property Address: 4225 W. SOUTHWEST HIGHWAY
HOMETOWN, ILLINOIS 60456