UNOFFICIAL COPY

TRUSTEE'S DEED
JOINT TENANCY

After Recording Mail to:

STANLEY Mike

MT PROSPECT IL

60056

Name and Address of Taxpayer:

STANLEY MIKA

MT DONDE TI

6005-6



Doc#: 0603927117 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 02/08/2006 02:46 PM Pg: 1 of 4

THIS INDENTURE, made this Junuary 30, 2006 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, 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 July 26, 2004, and known as Trust Number 11-5987, Party of the First Part, and, Stanley Mika and Elizabeth Mika, Party of the Second Part;

WITNESSETH, that said Party of the First Par, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Party of the Second Part, not as tenants in common, but as JOINT TENANTS with the right of survivorship, the following described real estate situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION See attached Exhibit 'A'

together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said Party of the Second Part forever, not in tenancy in common, but in Joint Tenancy with the right of survivorship.

Property Address 4300 N Knox Avenue, Chicago, IL 60641 PIN # 13-15-306-027-0000

P.N.T.N.

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; buildings, liquor and other restrictions of record, if any; 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.

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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.

Trust Officer

ALBANY BANK & TRUST COMPANY N.A., Not Individually, but As Trustee aforesaid

By: / p Di selver.

Vice Presider

STATE OF ILLINOIS

) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above named Trus. Officer and the above named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this January 30, 2006

"OFFICIAL SEAL"
JOAN L. MONTANEZ
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 10/02/2009

Illinois Transfer Stamp – Exempt under provisions of Paragraph C Section 4 Real Estate Transfer

Act

Buyer, Seller or Representative

Prepared by: Joan Montanez, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, IL 60625 - 773.267.7300, Ext. 267 Fax 773.267-9405

DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE, GRANTEE'S ATTORNEY OR AGENT.

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EXHIBIT "A"

THOSE PARTS OF LOTS 1 AND 2 IN BLOCK 5 AND THE VACATED STREET LYING EASTERLY OF SAID LOTS IN DICKINSONS SUBDIVISION OF THAT PART OF THE NORTH ½ OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH. RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY'S LANDS (EXCEPT THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILWAY CO.) DESCRIBED AS FOLLOWS:

BEGINNING AT THE ANGLE IN THE WEST LINE OF NORTH KNOX AVENUE AS DEDICATED BY PLAT RECOPOED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON PARALLEL 2, 1940 AS DOCUMENT 12457890 WHICH ANGLE IS LOCATED 325 84/100THS FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE AND RUNNING THENCE SOUTHEASTERLY ALONG THE WESTFRLY LINE OF SAID DEDICATED STREET A DISTANCE OF 407 FEET; THENCE SOUTHWEST PLY ALONG A LINE PERPENDICULAR TO SAID WESTERLY LINE A DISTANCE OF 130 FEET TO A POINT 23 FEET (MEASURED PERPENDICULARLY) NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILWAY CO.; THENCE SOUTHEASTERLY A DISTANCE OF 60 30/100THS FEET TO A POINT ON A LINE 17 FEET MEASURED PERPENDICULARLY NORTHEAS FEPLY FROM AND PARALLEL TO THE AFOREMENTIONED NORTHEASTERLY LINE OF THE RIGHT OF WAY. THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 418 87/2:00THS FEET TO ITS POINT OF TANGENCY WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 374.56 FEET AND CONVEX WESTERLY WHICH ARC IS ALSO TANGENT TO A LINE 2 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1 IN BLOCK 5 AND THE WEST LINE OF LOT 2 IN PLOCK 6 IN THE HEREINBEFORE CE CONTAINT AND THENCE AND THE AND THENCE AND THE MENTIONED SUBDIVISION; THENCE CONTINUING NORTHWESTERLY ALONG SAID ARC OF A CIRCLE A DISTANCE OF 71.02 FEET AND THENCE NORTHEASTERLY A DISTANCE OF 131.23 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

PERMANENT INDEX NUMBERS: 13-15-306-027-0000

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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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorize \hat{a} to do business or acquire title to real estate under the laws of the State of Illinois.

243	Grantor or Agent
Subscribed and sworn to be ore me by the said 60 miles this 2 day of FCBRU42 1, 2006	OFFICIAL SEAL MICHAEL J FIANDACA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:01/25/08
Notary Public	
The grantee or his agent affirms and verifies that the deed or assignment of beneficial interest in a land trus Illinois corporation or foreign corporation authorized to title to real estate in Illinois, a partnership authorized title to real estate in Illinois, or other entity recognized business or acquire and hold title to real estate under	st either a natural person, an o do business or acquire and hold to do business or acquire and hold as a person and authorized to do
Dated 2-27, 2006 Signature:	Grantee or Agent
Subscribed and sworn to before me by the said	OFF'C!! L SEAL MICHAEL J FIANDACA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:01/2608
Trotal Francisco	

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.)

(f:\lendrel\forms\grantee.wpd)
January, 2005