

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc#: 0604002171 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/09/2006 09:47 AM Pg: 1 of 2

Date JANUARY 18, 2006

Above space for revenue stamps

Above space for recorder's use only

THIS INDENTURE, made this **18th day of JANUARY, 2006**, between First Nations Bank F/K/A FNBW Bank F/K/A First National Bank of Wheaton, Illinois, an Illinois Banking Association duly organized and existing under the Illinois State Banking Laws, as Trustee 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 **23RD day of MARCH, 1999**, and known as Trust No. **1239** party of the first part, and **METRO 312 PROPERTY CONSULTANTS, INC.** parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of **(10.00) TEN** dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, **METRO 312 PROPERTY CONSULTANTS, INC.**, the following described real estate, situated in **COOK** County, Illinois, to wit:

LOT 32 IN PULASKI SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 16-25-102-006-0000

Commonly known as 2215 SOUTH ALBANY AVE, CHICAGO, IL 60623

P.N.T.N.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto parties of the second part, **METRO 312 PROPERTY CONSULTANTS, INC.**, and to the proper use, benefit and behoof forever of said party 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, or 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 liens; 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 to these presents by its Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

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First Nations Bank F/K/A FNBW Bank F/K/A First National Bank of Wheaton

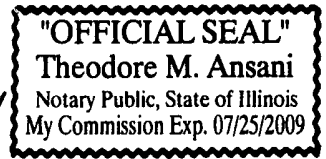
By: [Signature] TRUST OFFICER

Attest: [Signature] ASSISTANT TRUST OFFICER

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 Jodi Spreeman, Loan Officer/Assistant Trust Officer, and Melissa Long-Smith, Senior Vice President/Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Loan Officer/Assistant Trust Officer and Senior Vice President/Trust Officer 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 Loan Officer did also then and there acknowledge that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of JAN, 2006.



[Signature]

Notary Public

DELIVER TO: PAUL BACHTA
1714 W. CHICAGO AVE
CHICAGO, IL 60622

PREPARED BY: First Nations Bank
7757 W. Devon Ave.
Chicago, IL 60631

FP 103025	# 0000020616		COUNTY TAX
0021250			
REAL ESTATE TRANSFER TAX			

REVENUE STAMP
JAN 31, 06
COOK COUNTY
REAL ESTATE TRANSACTION TAX

FP 103021	# 0000020616		STATE TAX
0042500			
REAL ESTATE TRANSFER TAX			

DEPARTMENT OF REVENUE
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
JAN 31, 06

FP 103026	# 0000099167		CITY TAX
0318750			
REAL ESTATE TRANSFER TAX			

DEPARTMENT OF REVENUE
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
JAN 31, 06