



UNOFFICIAL COPY

NORTH STAR

TRUST COMPANY



Doc#: 0606016138 Fee: \$30.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/01/2006 12:28 PM Pg: 1 of 4

Maritza Castillo
Trust Officer

February 15, 2006

Joseph Gambino
7460 N. Milwaukee Ave.
Niles, IL 60714

383 West Belmont Ave.
Lower Level
River Grove IL 60171

RE: Trust No. 13534
Property Address: 3619 N. Lavergne Ave., Chicago

708.583.6881
Fax 708.452.1255

PIN: 13-21-230-001-0000

www.northstartrust.com

Dear Mr. Gambino:

The attached Trustee's Deed dated April 28, 2003 executed by North Star Trust Company, recorded as Document Number 0312047334 is not in fact genuine and the signatures purported to be that of Phyllis Robinson and Maritza Castillo are not in fact their signatures.

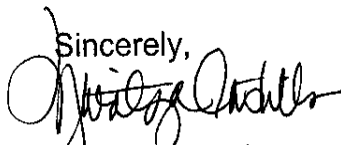
Be it known that, the property commonly known as 3619 N. Lavergne, Chicago, IL, PIN: 13-21-230-001-0000 has been held in, and remains in trust to date, with North Star Trust Company, successor Trustee to Banco Popular North America, successor in interest to Pioneer Bank and Trust Company, since October 7, 1966 to date.

No direction has been given to transfer ownership, nor beneficial interest in, relating to PIN 13-21-230-001-0000 from the inception of said trust to date.

Any and all Mortgages, Deeds, Assignments of Beneficial Interest in and/or Assignments of Rents and other documents executed and recorded against PIN 13-21-230-001-0000, commonly known as 3619 N. Lavergne, Chicago, IL, subsequent to January, 2002 have been executed in reliance of counterfeit documents.

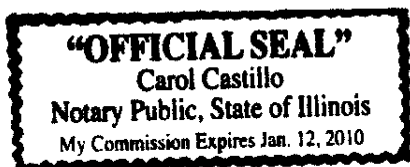
As far as the undersigned, and North Star Trust Company are concerned, the Trustee's Deed is invalid and of no force or effect.

Sincerely,


Maritza Castillo
Trust Officer

Subscribed and sworn before me
this 21st day of February, 2006.

An Independent
Privately Chartered
Illinois Trust Company




Notary Public

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North Star Trust Company
TRUSTEE'S DEED



Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/30/2003 09:40 PM Pg: 1 of 3

This Indenture, made this 28th day of April, 2003 between North Star Trust Company, Successor Trustee to Banco Popular North America, under the provision of a deed Or deeds in trust, duly recorded and delivered in Pursuance of a Trust Agreement dated the 9th Day of April, 1962 and known as Trust Number 12534 party of the first part, and Dennis D. Koonce party of the second Part.

ADDRESS OF GRANTEE(S): 11255 Patrick Court, Frankfort, Illinois 60423

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

The West 40 Feet of Lot 72 in Koester and Zander's West Irving Park Subdivision in the North 1/2 of Section 21, Township 40 North, Range 13 East of the Third Meridian, in Cook County, Illinois.

PIN: 13-21-230-001
Commonly Known as: 3619 North LaVergne, Chicago, Illinois

Together with tenements and appurtenances thereunto belonging.
To Have and to Hold the same unto said party of the second part, and to 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.

In Witness Whereof, said part 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 Vice President and attested by its Sr. Land Trust officer, the day and year first above written.

NORTH STAR TRUST COMPANY,
As Trustee, as aforesaid,

By: Dennis J. Robinson
Vice President
Attest: Mary Jo Castell
Sr. Land Trust Officer

See Reverse

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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 Phyllis J. Robinson, Vice-President and Maritza Castillo, Sr. Land Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Sr. Land Trust Officer respectively appeared before me this day in person and acknowledged that they signed and sealed and delivered the said instrument as their own free and voluntary act of said Company for uses and purposes therein set forth; and the said Sr. Land Trust Officer did also then and there acknowledge that said Sr. Land Trust Officer as custodian of the corporate seal of said Company did affix the said corporate seal of said Company for the uses and purposes therein set forth.

Given under my hand and seal the 28th of April, 2003.

Carol Castillo

Notary Public



Property of Cook County Clerk's Office

Mail To:

Signature
980 N. Michigan Avenue
Suite 1400
Chicago, Illinois 60611

Address of Property:
3619 N. Lavergne
Chicago, Illinois
This instrument was prepared by:
Maritza Castillo
North Star Trust Company
8383 West Belmont Avenue
River Grove, Illinois 60171

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EUGENE "GENE" MOORE

**RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS**

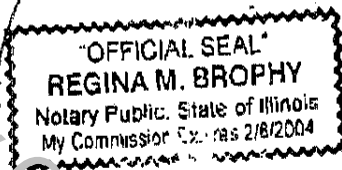
GRANTOR/GRANTEE STATEMENT

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 April 28, 2003

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said
This 28 day of April, 2003
Notary Public: [Signature]

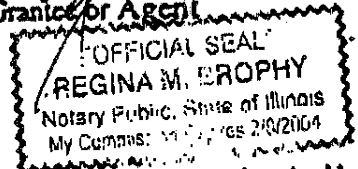


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 28, 2003

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said
This 28 day of April, 2003
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.)