

TRUSTEE'S DEED



Doc#: 0609043313 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/31/2006 01:55 PM Pg: 1 of 3

MB Financial Bank, N.A.
475 E. 162nd Street
South Holland, Illinois 60473-1524

THIS INDENTURE, made this 2nd day of March, 2006, between MB Financial Bank, N.A., a National Banking Association, as successor trustee to South Holland Trust & Savings Bank under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of trust agreements dated the 18th day of December, 1987 and known as Trust No. 8807, the 31st day of March, 1994 and known as Trust No. 10944, and the 14th day of March, 1986 and known as Trust No. 7946, party of first part, and

James D. Fazekas, of 20515 Superior Court, Crest Hill, IL 60435

WITNESSETH, that said party of the first part, in consideration of the sum of Ten dollar & 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party{ies } of the second part, the following described real estate, situated in Cook County, State of Illinois, to-wit:

Legal Description:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE APART HEREOF.

P.L.N.: 28-32-100-062

Subject to: Mortgage or Trust Deed, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any: general real estate taxes for the year 2005 and subsequent.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party{ies} of the second part, and to the proper use, and benefit of said party{ies} 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, 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; 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 by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

*MB Financial Bank, N.A., as Trustee as aforesaid, and not personally

By: [Signature] Trust Officer

Attest: [Signature] Assistant Secretary

FIRST AMERICAN TITLE # 1346411

Property of Cook County Clerk's Office

UNOFFICIAL COPY

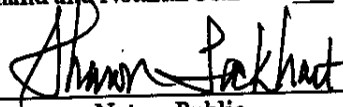
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned _____, a
Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT
Spring Alexander - Trust Officer of *MB Financial Bank, N.A., and

Lisa F. Morris - Assistant Secretary of said Bank, personally

known to me to be the same persons whose names are subscribed to the foregoing instrument as
such Trust Officer and Asst. Secretary 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 Trust Officer did also then and there acknowledge that said Trust Officer, as custodian of
the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as
said Trust Officer's 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 8th day of March, 2006.



Notary Public



This instrument prepared by:

MB Financial Bank, N.A.

475 East 162nd Street

South Holland, IL 60473

Land Trust Dept.

INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

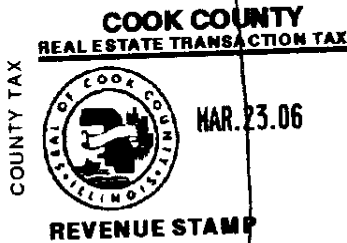
6335 W. 175th Street, Unit 2N
Tinley Park, IL 60477

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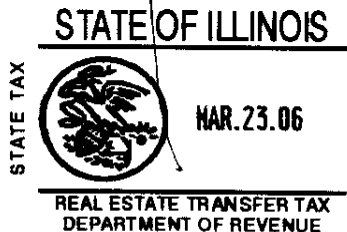
Mail Recorded Deed and Tax Bills to:

James D. Fazekas
6335 W. 175th Street, Unit 2N
Tinley Park, IL 60477



REAL ESTATE TRANSFER TAX
0007200
FP 103028

0000024733



REAL ESTATE TRANSFER TAX
0014400
FP 103027

0000024528

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description:

South Building #6335, Unit 2N, in the Tinley Manor Condominium(s), as delineated on a plat of survey of the following described tract of land: Lot 3 and the West half of Lot 4 in Block 1 in Elmore's Ridgeland Avenue Estates, a Subdivision of the West half of the Northwest Quarter, and the Northwest Quarter of the Southwest Quarter of Section 32, Township 36 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded September 29, 2005, as document 0527239090, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Clerk's Office