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Doc#: 0612332015 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2006 08:58 AM Pg: 1 of 4

**TRUSTEE'S DEED
TENANCY BY THE
ENTIRETY**



After Recording Mail to:
Carlos A. Espin
807 Portsmouth
Westchester, IL
60154

Name and Address of Taxpayer:

THIS INDENTURE, made this JUNE 1, 2005 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 September 11, 2002 and known as Trust Number 11-5865, Party of the First Part, and CARLOS ESPIN and MIRIAM RAMIREZ, HUSBAND AND WIFE, Parties of the Second Part;

WITNESSETH, that said Party of the First Part, 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 Parties of the Second Part, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY with the right of survivorship, the following described real estate situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED, EXHIBIT "A"

PIN # 19-25-210-017-0000
Property Address: 7235 S. WASHTENAW, CHICAGO, IL

together with the tenements and appurtenances thereunto belonging; TO HAVE AND TO HOLD the same unto said Parties of the Second Part forever, not in tenancy in common, but AS TENANTS BY THE ENTIRETY with the right of survivorship.

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.

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.

ALBANY BANK & TRUST COMPANY N.A., As Trustee aforesaid

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A
Commitment
232432

LEGAL DESCRIPTION

Lot 18 and the North 2.5 feet of Lot 19 in Block 7 in A. T. McIntosh's Marquette Park Addition a resubdivision of Lots 1, 2, 3 and 4 of William S. Johnston Estate Subdivision, being a subdivision of part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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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 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 May 3, 2006

Signature: Carlos J Espin
Grantor or Agent

Subscribed and sworn to before me
by the said _____
this 3 day of May, 2006
Notary Public _____



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 May 3, 2006

Signature: Carlos J Espin
Grantee or Agent

Subscribed and sworn to before me
by the said _____
this 3 day of May, 2006
Notary Public _____



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.

(Attached 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.)