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TRUSTEE'S DEED



Doc#: 0634147116 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2006 11:10 AM Pg: 1 of 3

H375061
GIT (1/4)
MB Financial Bank, N.A.
6111 N. River Road, 8th Floor
Rosemont, IL 60018

THIS INDENTURE, made this 9th day of November, 2006, between MB Financial Bank, N.A., a National Banking Association, 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 17 day of November, 2004, and known as Trust No. 3544 party of the first part, and Joseph De La Garza, Single Man party {ies} of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$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 Illinois, to-wit:

Legal Description:

See Attached

Together with the tenements and appurtenances thereunto belonging.

P.I.N. {s}.: 19-15-125-032-000

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, and benefit of said party of the second part. Subject to: Real Estate Taxes for 2006 and subsequent years and existing leases.

Grantees Address: 5826 S. Kildare, Chicago, IL 60629

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 to these presents by its Vice-President and attested by its Trust Officer, the day and year first above written.

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

By: Emi Popa VICE PRESIDENT

Attest: Richard A. Witel TRUST OFFICER

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STATE OF ILLINOIS
COUNTY OF COOK

I, Ana Coss
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Eric Papenhagen Vice-President of MB Financial Bank, N.A., and
Richard S. Witek Trust Officer of said Bank, personally

known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and 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 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.

This instrument was drafted by

MB Financial Bank, N.A.

6111 N River Road, 3rd Floor

Rosemont, IL 60018

Given under my hand and Notarial Seal this 9 day of Nov 20 06

Ana J. Coss

Notary Public

MAIL TAX BILLS:

INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

D
E
L
I
V
E
R
Y

T
O:

Joseph Delaganea
5826 S. Kildare
Chicago, IL 60629

4540 W. 59th Street
Chicago, Ill. 60629



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EXHIBIT A

LEGAL DESCRIPTION

Lot 19 (except the West 5 feet) and Lot 18 (except the East 5 feet) in Block 13 in Kaiser and Company's Ardale Park Subdivision, being a Subdivision of the East 1/2 of the Northwest 1/4 of Section 15, Township 38 North, Range 13, (except the West 33 feet thereof being Railroad Right of Way), East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 19-15-125-032-0000

Address of Property: 4540 W. 59th Street, Chicago, IL 60629

