

NORTH STAR

Trust Company

TRUSTEE'S DEED

UNOFFICIAL COPY



Doc#: 0703956021 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2007 11:31 AM Pg: 1 of 3

This Indenture, made this 1st day of February, 2007 between North Star Trust Company, an Illinois Corporation, as successor Trustee to Banco Popular North America, successor to Pioneer Bank and Trust Company, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated the 4th day of February, 1987 and known as Trust Number 24782.

party of the first part, and Elba Ortega, a married woman. party of the second part.
Address of Grantee(s): 204 S. School Lane, Prospect Heights, IL 60070

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, Illinois, to wit:

LOTS 8 AND 9 IN BLOCK 2 IN DIVENS SUBDIVISION OF BLOCKS 7 TO 11 INCLUSIVE, IN FREER RECEIVER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 3945 W. GRAND AVENUE, CHICAGO, ILLINOIS 60651
P.I.N. 16-02-123-006-0000

Together with the 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 Trust Officer, the day and year first above written.

NORTH STAR TRUST COMPANY,
As successor Trustee, as aforesaid.

By:

Vice President

Attest:

Trust Officer

I do hereby declare that this deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated this 2ND day of February, 2007.

Signature of Buyer-Seller or their Representative.

UNOFFICIAL COPY

STATE OF ILLINOIS

SS.

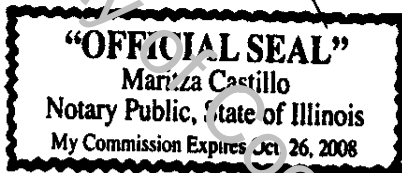
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Jacklin Isha, Vice-President and Silvia Medina, Trust Officer, 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 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 Trust Officer did also then and there acknowledge that said 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 notarial seal the 1st day of February, 2007.

Maritza Castillo

Notary Public



Property of Cook County Clerk's Office

Mail To:

Dennis D. Sassan
Attorney at Law
7788 N. Milwaukee Ave.
Niles, IL 60714

Address of Property:

3945 W. GRAND AVENUE
CHICAGO, IL 60651

This instrument was prepared by:

Silvia Medina
North Star Trust Company
500 W. Madison, Suite 3150
Chicago, Illinois 60661

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

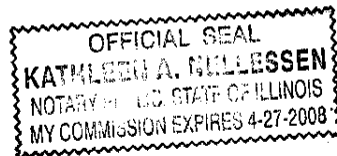
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated FEB 19, 2007

Signature: *[Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said DENNIS D. SASSAN this 2ND day of FEBRUARY, 2007.

Notary Public *[Signature]*



The grantee of 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 FEB 19, 2007

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said DENNIS D. SASSAN this 2ND day of FEBRUARY, 2007.

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.)