

Trust Company



TRUSTEE'S DEED

Doc#: 0709208000 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/02/2007 09:08 AM Pg: 1 of 4

This Indenture, made this 26th day of March, 2007 between North Star Trust Company, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated the 18th day of May, 2005 and known as Trust Number 05-8494. party of the first part, and Akram Zanayed. party of the second part. Address of Grantee(s): 8550 S. Harlem, Suite G, Bridgeview, Illinois 60455

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:

UNIT 303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE RIDGE TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 94074469, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7350 SANDALWOOD DRIVE, UNIT 303, TINLEY PARK, IL 60477
P.I.N. 27-36-203-004-1011

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 trustee, as aforesaid,

By:

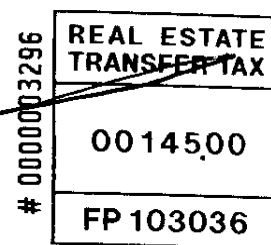
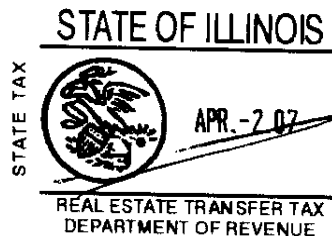
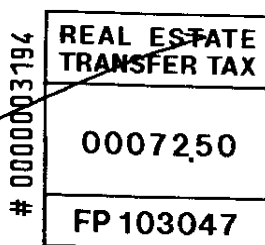
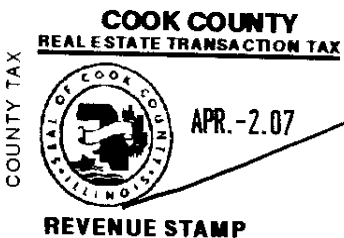
[Handwritten signature]

Vice President

Attest:

[Handwritten signature]

Trust Officer



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 26th day of March, 2007.

Maritza Castillo

Notary Public



Property of Cook County Clerk's Office

Mail To:

Address of Property:

**7350 SANDALWOOD DRIVE, UNIT 303
TINLEY PARK, IL 60477**

This instrument was prepared by:

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

STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

UNOFFICIAL COPY

Commitment No. _____

Loan No. _____

Date

To the best of my knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment.

1. That, except as noted at the end of this paragraph, within the last six (6) months a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building (s) situated on the land; b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the land or building (s) thereon, as fixtures; c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof; d) nor have any notices of lien been received, except the following, if any:
2. That all management fees, if any, are fully paid, except the following:
3. That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any:
4. That there are no unrecorded contracts or options to purchase the land, except the following, if any:
5. That there are no unrecorded leases, easements, or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any:
6. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligation it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgee thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representatives or assigns.
7. That, I/we am/are the purchaser (s) or mortgagor (s) of land improved with a residential dwelling not exceeding four units, and no current survey or mortgagee's inspection report has been furnished to or is available to me/us. [Delete statement if not applicable.]
8. This Agreement is signed by North Star Trust Company not individually but solely as Trustee under a certain Trust Agreement known as Trust Number 05-8494 Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of any trust property which may be held thereunder, and said Trustee shall not be personally liable for the performance of any of these forms and conditions of this agreement or the validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of North Star Trust Company is hereby expressly waived by the parties hereto and their respective successors and assigns.

The undersigned makes the above statement for the purpose of inducing the Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.

Seller or Mortgagor

Purchaser

North Star Trust Company, as Trustee
Under Trust No. 05-8494 and not individually.

North Star Trust Company, as Trustee under
Trust No. _____ and not individually.

Alicia Medina

Trust Officer

Trust Officer

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated _____ Signature _____

STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

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Loan No. _____

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2. That all management fees, if any, are fully paid, except the following:
3. That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any:
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6. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligation it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgee thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representatives or assigns.
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North Star Trust Company, as Trustee
Under Trust No. 05-8494 and not individually.

North Star Trust Company, as Trustee under
Trust No. _____ and not individually.

Alvina Medina

Trust Officer

Trust Officer

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Dated _____ Signature _____