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Reserved for Recorder's Office

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TRUSTEE'S DEED

This indenture made this 12TH, Day of January 2009, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 21ST, day of February 2003, and known as Trust Number 1111775 and party of the first part, and

Doc#: 0903611005 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/05/2009 09:17 AM Pg: 1 of 3

HOLLY E. HUMPHREYS



Whose address is:

4716 N. PAULINA
CHICAGO, ILLINOIS 60640

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-189-4000

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Party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

THE WESTERLY HALF (MEASURED ON STREET AND REAR OF LOT LINES) OF LOT 1351 IN BLOCK 37 IN THIRD DIVISION OF RIVERSIDE, IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

SUBJECT TO: "AS IS" CONDITION OF PROPERTY AND ALL IMPROVEMENTS THEREON, REAL ESTATE TAXES FOR 2008 AND THEREAFTER; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS.

Permanent Tax Numbers: 15-25-303-007

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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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 Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Successor Trustee as Aforesaid

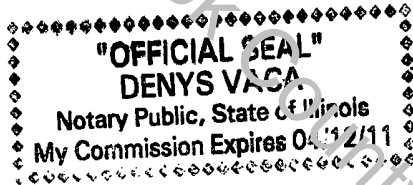
[Signature]
Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 20th day of January 2008.



[Signature]
NOTARY PUBLIC

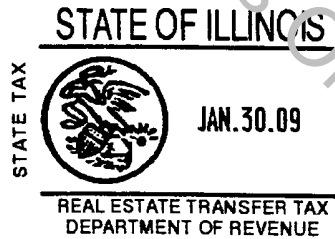
PROPERTY ADDRESS:
451 LOUDON ROAD
RIVERSIDE, ILLINOIS 60546

This instrument was prepared by: *Denys Vaca*
CHICAGO TITLE LAND TRUST COMPANY
171 NORTH CLARK STREET, SUITE 575
CHICAGO, ILLINOIS 60601

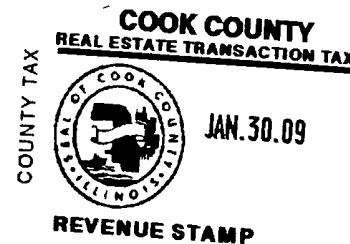
AFTER RECORDING, PLEASE MAIL TO:

NAME Brandon R. Calvert, Esq.
ADDRESS 20 N. Clark #1150 OR BOX NO. ___
CITY, STATE Chicago, IL 60602

SEND TAX BILLS TO: _____
HOLLY E. HUMPHREYS
4716 N. PAULINA
CHICAGO, IL 60640



REAL ESTATE TRANSFER TAX
00270.00
000006279
FP 102804



REAL ESTATE TRANSFER TAX
00135.00
000045803
FP 102810

UNOFFICIAL COPY**VILLAGE OF RIVERSIDE****27 RIVERSIDE ROAD****RIVERSIDE, IL 60546-2299****CERTIFICATE OF COMPLIANCE**James Hybl
Owner/Seller

The undersigned certifies that the property located at 451 Loudon Road in the Village of Riverside, Illinois has been inspected on the 21st day of January, 2009, and has been determined to be in compliance with all applicable zoning regulations for Area Division "3", zoning class R- 1, except as follows:

- No non – conformities noted

Where a non-conforming use has been noted above with respect to the subject property or any building or structure located thereon, such use may not be reconstructed, altered or enlarged except as provided in Article IV, Section 10 (J) of the Zoning Ordinance. Such use shall be discontinued upon its destruction, removal, replacement or upon the expiration of its normal useful life as provided in Article V, Section 12 of said Zoning Ordinance.



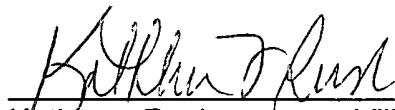
Inspected by: Bob Caraher

January 21, 2009

An Inspection Fee has been paid in the amount of: \$175.00

A final water bill for the subject property has been paid in the amount of \$0.00

By virtue of the issuance of this Certificate of Compliance, the Village of Riverside does not guarantee the condition of the property, or its suitability or fitness for the purpose for which it is being sold or transferred, and the Village shall not be responsible or liable for any claims arising out of the condition of the property or any defects or deficiencies therein, other than its compliance with the provisions of the Riverside Zoning Ordinance.



Kathleen Rush, Village Manager

1-21-09

Date

This Certificate of Compliance must be furnished to the Buyer of the subject property at time of closing.