

# UNOFFICIAL COPY

## TRUSTEE'S DEED

This Indenture, made this **28th** day of **May 2009** between **BankFinancial F.S.B., f/k/a Financial Federal Trust and Savings Bank**, a Federal savings bank, duly authorized to transact business in the State of Illinois, **not personally but solely as Trustee under that certain Trust Agreement dated the 19th day of Oct. 1995 and known as Trust Number 010314** Grantor, does hereby **CONVEY AND QUIT CLAIM** unto **Maria Ramos**

whose address is 1527 Schilling, Chicago Heights, IL 60411

Grantee,



Doc#: 0915357318 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2009 01:23 PM Pg: 1 of 4

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit attached hereto and made a part hereof

Permanent Index Number: 32-20-332-007-0000 and 32-29-109-020-0000

Property Address: 261 Boston, Chicago Heights, IL 60411

**EXEMPTION APPROVED**

*Ethel M. Taylor*  
CITY CLERK  
CITY OF CHICAGO HEIGHTS

IN WITNESS WHEREOF, said Grantor 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 its Assistant Trust Officer the day and year first above written.

**BankFinancial, F.S.B., not personally but solely as Trustee**

by *[Signature]*  
Trust Officer

by *[Signature]*  
Assistant Trust Officer **Vice President**

Exempt under Provisions of 11E, §4, of the Real Estate Transfer Tax Act

STATE OF ILLINOIS } SS  
COUNTY OF

Date: May 28, 2009  
*[Signature]*  
Buyer, Seller or Representative

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Trust Officer and Assistant Trust Officer of BankFinancial FSB, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal this 28th day of May 2009

My Commission Expires:

*[Signature]*  
Notary Public

Prepared by:  
BankFinancial F.S.B.  
Land Trust Department  
15W060 North Frontage Road  
Burr Ridge, IL 60527

After recording mail to:



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## RIDER A LEGAL DESCRIPTION

**Lot 7 in Block 20 in Beacon Hills, being a subdivision of part of Sections 19, 20, 29 and 30, Township 35 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded January 4, 1960 as Document No. 17748392, in Cook County, Illinois.**

**Commonly known as: 261 Boston, Chicago Heights, IL 60411  
PIN# 32-20-332-007-0000 and 32-29-109-020-0000**

Property of Cook County Clerk's Office

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## STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

Commitment No.:

Loan No.: \_\_\_\_\_

Date: \_\_\_\_\_  
To the best 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 obligations 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 purchaser(s) or pledgee thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative 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.)

The undersigned makes the above statement for the purpose of inducing to the above commitment.

Title Insurance Company to issue its owners or loan policy pursuant

**Seller or Owner**

**Purchaser**

BANKFINANCIAL F.S.B. not personally but solely as Trustee U/T/A dated 10-19-95 and known as Trust # 010314

[Signature] (SEAL)  
Trust Officer

[Signature]  
Asst. Trust Officer **Vice President**

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

This instrument is executed by BankFinancial F.S.B., not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said BankFinancial F.S.B. hereby warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing contained herein shall be construed as creating any liability on BankFinancial F.S.B.

### 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 \_\_\_\_\_ to date down the above commitment to cover the date of said disbursement. You are hereby authorized

Dated \_\_\_\_\_

Signature \_\_\_\_\_

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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 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 May 28, 2009

Signature: Rosie M Garcia  
Grantor or Agent

Subscribed and Sworn to before me this 28 day of May, 2009

[Signature]  
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 28, 2009

Signature: Rosie M Garcia  
Grantee or Agent

Subscribed and Sworn to before me this 28 day of May, 2009

[Signature]  
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.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of §4 of the Illinois Real Estate Transfer Act.)