FREEDOM TITLE CORP.

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TRUSTEE'S DEED TENANCY BY THE ENTIRETY Doc#: 0917555064 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 06/24/2009 12:20 PM Pg: 1 of 3

After Recording Mail to: Ashen I Deborah 5. Ashen I 217 N. Jefferson # 600 Uwazo H60661

Name and Address of Taxpayer:

Charles Stone 3014 New 1907 Chicago Ir 606/8

THIS INDENTURE, made anis May 27, 2009 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated March 7, 2005», and known as Trust Number 11-031, Party of the First Part, and Charles Stone and Krista Stone, Parties of the Second Part;

WITNESSETH, that said Party of the First Part, it consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid does hereby grant, sell and convey unto said Parties of the Second Part, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY with the right of survivorship, the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A attached hereto and by this reference mede a part hereof PIN # 13-24-305-048-0000

Property Address: 3014 W. Newport, Chicago Illinois 60618

together with the tenements and appurtenances thereunto belonging; TO HAVE AND TO HOLD the same unto said Parties of the Second Part forever, not in tenancy in common, but AS TENANTS BY THE ENTIRETY with the right of survivorship.

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

ALBANY BANK & TRUST COMPANY N.A., As Trustee aforesaid

By: Trust Officer

Attest: Vice President

J

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STATE OF ILLINOIS) COUNTY OF COOK)

City of Chicago Dept. of Revenue 581674

Real Estate Transfer Stamp \$6,221.25

06/23/2009 12:09 Batch 06219

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President 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.

Given under my hand and notarial seal, this May 27, 2009.

JOAN L. MONTANEZ NOTARY PUBLIC STATE OF ILLINOIS My Commission = kpires 10/02/2009

Illinois Transfer Stamp - Exempt under provis ons of Paragraph Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Date

Prepared by: Joan Montanez, Administrative Assistant, Albany Pank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 267 - FAX 773.267-9405

DO NOT MAIL RECORDED DEED TO ALBANY BAHK

MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.

STATE OF ILLINOIS



JUN.24.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0059250 FP 103043





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EXHIBIT A

PARCEL 38 AS DEFINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION, AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S 3RD SUBDIVISION OF ELSTON AVENUE AS SHOWN ON PLAT RECORDED JULY 5, 1905 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCE G AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WLIPPLE STREET BEING A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BLOCK 5 THENCE SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5 THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST ALONG THE SOUTH LIEN OF SAID WEST CORNELIA AVENUE 74.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 73.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 03 SECONDS EAST, 55.21 FLET: THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 23.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 03 SECONDS WEST, 23.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 03 SECONDS WEST, 23.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 37 SECONDS EAST, 23.00 FEET TO THE POINT OF SEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO:

EASEMENTS FOR INGRESS AND EGRESS APPURTENT TO AND FOR THE BENEFIT OF THE ABOVE PARCEL AS DEFINED AND SET FORTH IN THE DF 'LARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTION'C AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION DATED JUNE 11, 2007 AND RECORDED JUNE 26, 2007 AS DOCUMENT NUMBER 0717722064, ALL IN COOK COUNTY, ILLINOIS.

Further Subject to:

- 1. Real estate taxes not yet due and payable and for subsequent years;
- 2. The Declaration of Party Wall Agreement for the Cornelia Court Townhome Association;
- 3. Public and utility easements;
- Covenants, conditions, restrictions of record as to use and occupancy;
- Applicable zoning and building laws, ordinances and restrictions;
- 6. Roads and highways, if any;
- 7. Grantee's mortgage, and
- 8. acts done or suffered by the Grantee

PIN: 13-24-305-048-0000

Commonly Known as: 3014 Newport, Chicago, IL 60618