

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 0918311074 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/02/2009 11:43 AM Pg: 1 of 3

Date: June 15, 2009

ATTN: 5 of 8

REPUBLIC TITLE COMPANY
1941 ROHLWING ROAD
ROLLING MEADOWS, IL 60008

Above space for revenue stamps

Above space for recorder's use only

THIS INDENTURE, made this **15th day of June, 2009**, between FNBW Bank F/K/A First National Bank of Wheaton, Illinois, an Illinois Banking Association duly organized and existing under the Illinois State Banking Laws, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the **30th day of July, 2001**, and known as Trust No. **1395** party of the first part, and **BV Mount Prospect LLC**, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of **(10.00) TEN** dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, **BV Mount Prospect LLC** the following described real estate, situated in **COOK** County, Illinois, to wit:

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PARCEL 1:

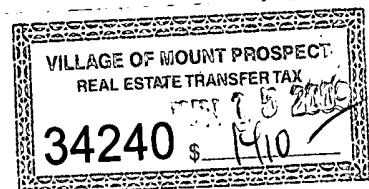
ALL THAT PART LYING WEST OF THE EAST 92.48 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF LOT 1 IN HAWTHORNES SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1975 AS DOCUMENT 23300430, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 1, 452.29 FEET; THENCE DUE SOUTH 166.51 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 141.17 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 52.80 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 141.17 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 34 SECONDS EAST, 52.80 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 4 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED APRIL 7, 1976 AS DOCUMENT 23443254 AND CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 27, 1975 AND KNOWN AS TRUST NUMBER 49124 TO ROSE ANNE PEKNY DATED JUNE 25, 1980 AND RECORDED SEPTEMBER 8, 1980 AS DOCUMENT 25574912 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 08-23-201-055

Street Address: 359 HAWTHORNE CIRCLE, MOUNT PROSPECT, IL 60056




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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS
JUL.-1.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009363
REAL ESTATE TRANSFER TAX
00470.00
FP 103020

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL.-1.09
REVENUE STAMP

0000000695
REAL ESTATE TRANSFER TAX
00235.00
FP 103019

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Together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto parties of the second part, **BV Mount Prospect LLC** and to the 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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/ or mortgages upon said real estate, if any, or record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building liens; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and ordinances; mechanic's lien claims, if any; easements of record, if any and rights and claims of parties in possession.

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 Assistant Trust Officer, the day and year first above written.

FIRST NATIONS BANK, as Trustee as aforesaid

By: [Signature] TRUST OFFICER

Attest: [Signature] TRUST OFFICER

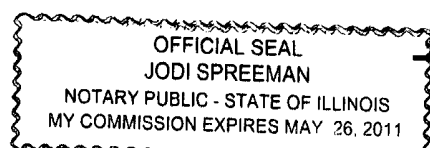
STATE OF ILLINOIS

COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Melissa Smith, Trust Officer/Senior Vice President and Theodore Ansani, Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer/Senior Vice President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Senior Vice President did also then and there acknowledge that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of June 2009



[Signature]
Notary Public

DELIVER TO:
Spiegel + DeMars
Attn: Stuart Spiegel
100 W. Monroe St #910
Chicago, IL 60603

PREPARED BY:
First Nations Bank
7757 W. Devon Ave.
Chicago, IL 60631

Mail tax Bill To:
832 CUSTER AVENUE, EVANSTON, IL 60202