

# NORTH STAR

Trust Company

An affiliate of Marshall & Ilsley Corporation

## Trustee's Deed

# UNOFFICIAL COPY



Doc#: 1034431084 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/10/2010 01:08 PM Pg: 1 of 3

This Indenture, made November 23, 2010 between North Star Trust Company, an Illinois Corporation, as Successor Trustee to U.S. Bank National Association, a national banking association, successor to Park National Bank, successor to Cosmopolitan Bank and Trust successor to

Austin Bank of Chicago, successor to National Bank of Austin, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated June 15, 1964 and known as Trust Number 3923 party of the first part, and Bettina Ruffolo, as Trustee of the Bettina Ruffolo Trust dated March 31, 2004, party of the second part.

ADDRESS OF GRANTEE(S) 2840 South Wisconsin Avenue, Berwyn, Illinois 60402

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 Conveys and Quit Claims unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 7 in Block 3 in Kircham and Jedlam's Western Agency and Loan Corporation Subdivision of Lots 5 and 6 in the Circuit Court Partition of the West part of the North West quarter and the West part of the South West Quarter of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, and the West 36.04 feet of the South 1677.42 feet of the East Half of the South West Quarter of said Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 16-30-309-034-0000

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

NORTH STAR TRUST COMPANY

As Trustee, as aforesaid,

By: \_\_\_\_\_

Trust Officer

Attest: \_\_\_\_\_

Trust Officer

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 2 OF THE BERNYH CITY  
CODE SEC. 901.00 AS A DEED, ROTATE  
TRANSACTION.  
DATE 12-8-10 TELER *Am*

# UNOFFICIAL COPY

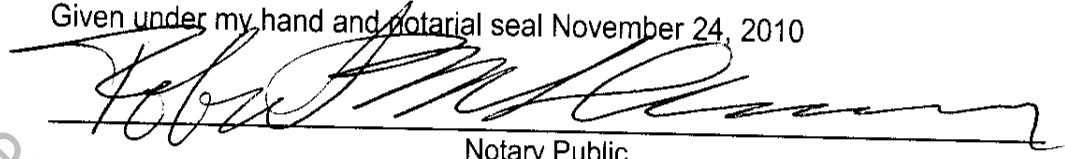
STATE OF ILLINOIS

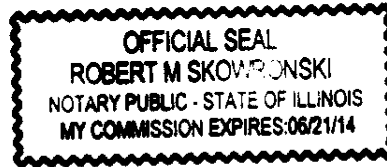
SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Juanita Chandler and Maritza Castillo personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officers 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.

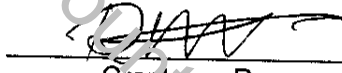
Given under my hand and notarial seal November 24, 2010

  
Notary Public



Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.

12-10-10  
Date

  
Grantor or Representative

**MAIL TO:**

JAMES J. KARRAS  
KARRAS & KARRAS, LTD.  
619 ENTERPRISE DRIVE, SUITE 205  
OAK BROOK ILLINOIS 60523

**ADDRESS OF PROPERTY:**

2840 SOUTH WISCONSIN AVENUE  
BERWYN ILLINOIS 60402

**THIS INSTRUMENT PREPARED BY:**

JUANITA CHANDLER  
NORTH STAR TRUST COMPANY  
500 WEST MADISON STREET, SUITE 3150  
CHICAGO, ILLINOIS 60661

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

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

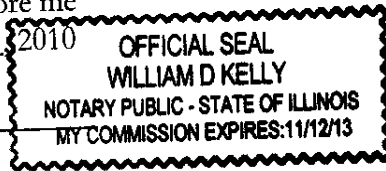
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Nov. 29, 2010

Signature: *James Kanon*  
Grantor or Agent

SUBSCRIBED AND SWORN to before me  
this 29th day of Nov., 2010

*William D Kelly*  
NOTARY PUBLIC



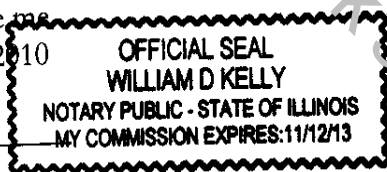
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Nov. 29, 2010

Signature: *James Kanon*  
Grantee or Agent

SUBSCRIBED AND SWORN to before me  
this 29th day of Nov., 2010

*William D Kelly*  
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.*

**Exempt under Real Estate Transfer Tax Act,  
Section 4, Paragraph E & Cook County Ord.  
93104 Par. 7(c)**

Date: 11/29/10 Sign: *James Kanon*  
*attorney*