



NORTH STAR
TRUST COMPANY

UNOFFICIAL COPY



A part of BMO Financial Group

Doc#: 1207454017 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/14/2012 11:22 AM Pg: 1 of 3

Trustee's Deed

This Indenture, made this 19th day of **December**, 2011 between North Star Trust Company, an Illinois Corporation, Successor Trustee to U.S. Bank, N.A., Successor to Park National Bank, Successor Trustee to Cosmopolitan Bank & Trust, Successor Trustee to Austin Bank of

Chicago under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated the 14th day of **October**, 1993 and known as Trust Number **7036** party of the first part, and **Renzo Franceschini and Maria Franceschini not as tenants in common but as joint tenants with the right of survivorship**, party of the second part.

ADDRESS OF GRANTEE(S):

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

Lot 45 (except the North 88 feet thereof) in Mont Clare Home addition in the Southwest Quarter of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 12-25-328-031-0000

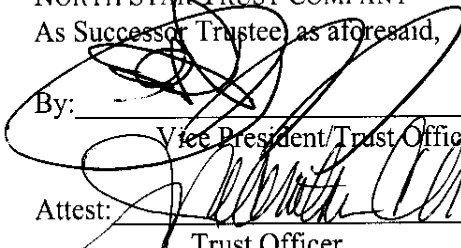
Together with the tenements and appurtenances thereunto belonging.

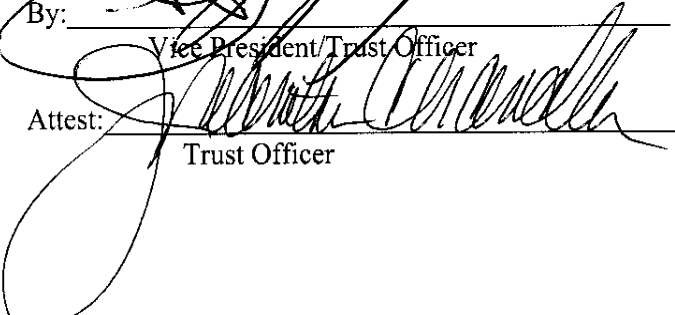
To Have and to Hold the same unto said party of the second part, and to proper use, benefit and behoof forever of said party of the second part.

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

NORTH STAR TRUST COMPANY
As Successor Trustee, as aforesaid,

By: 
Vice President/Trust Officer

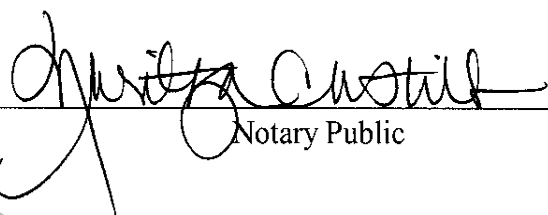
Attest: 
Trust Officer

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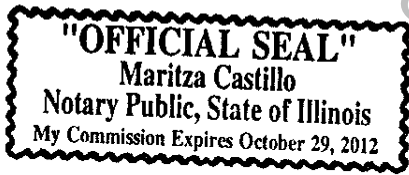
STATE OF ILLINOIS
SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Greg Kasprzyk, Vice President/Trust Officer and Juanita Chandler, Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President/Trust Officer and Trust Officer 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 Vice President/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 the 13th day of **March, 2012**.



Notary Public

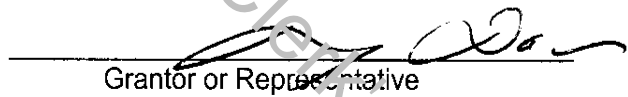


Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT

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

3/13/12
Date


Grantor or Representative

MAIL TO:

Renzo Franceschini
901 Kennicott Place
Mt. Prospect, IL 60056

MAIL TAX BILLS TO:

Renzo Franceschini
901 Kennicott Place
Mt. Prospect, IL 60056

ADDRESS OF PROPERTY

2432 N. 78th Avenue
Elmwood Park, Illinois 60707

THIS INSTRUMENT PREPARED BY:

Danielle McKinley
North Star Trust Company
500 W. Madison St., Suite 3150
Chicago, Illinois 60661

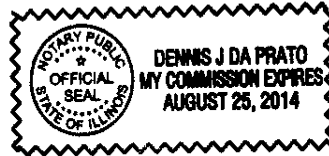
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STATEMENT OF GRANTOR AND GRANTEE

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, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 13, 2012

Signature: *Marek Heszczewski*
Grantor or Agent



Subscribed and sworn to before me by the said Grantor this 13th day of March, 2012.

[Signature]
NOTARY PUBLIC

My commission expires: 8/25/14

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, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 13, 2012

Signature: *Marek Heszczewski*
Grantee or Agent



Subscribed and sworn to before me by the said Grantee this 13th day of March, 2012.

[Signature]
NOTARY PUBLIC

My commission expires: 8/25/14

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 Section 4 of the Illinois Real Estate Transfer Act.)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in Cook County, in the State of Illinois, DO HEREBY CERTIFY that _____ personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth.