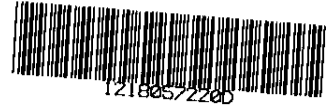


R 4412468
TRUSTEE'S DEED
(ILLINOIS)

UNOFFICIAL COPY

6-27
GIT

This AGREEMENT dated this 14th day of June, 2012
between
HEARTLAND BANK & TRUST COMPANY,
as Successor Trustee of
the Ernest W. Pegram and Nancy Lee Butler Pegram
Declaration of Trust dated December 20, 1994



Doc#: 1218057220 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/28/2012 10:23 AM Pg: 1 of 3

Grantor,
and
PHIL RICHARD and STEPHANIE RICHARD,
husband and wife
958 W. Dickens, Chicago, IL 60614,
Grantees

WITNESSETH, That Grantor, in consideration of the sum of Ten and no/100s dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee and of every other power and authority the Grantor hereunto enabling, do hereby convey and quitclaim unto the Grantees, **NOT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, NOR AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY**, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Please see attached legal description

Together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

PROPERTY ADDRESS: 1406 Sunset Terrace, Western Springs, IL 60558
P.I.N. 18-06-305-017-0000, 18-06-305-039-0000

This conveyance is made without warranty, express or implied, and is made by HEARLAND BANK & TRUST COMPANY in its stated fiduciary capacity and on condition it shall have no liability in its individual capacity on any agreement, warranty or indemnity herein contained or implied. Any recourse under and by virtue of this deed shall be against the Trust only.

IN WITNESS WHEREOF, the Grantor, as Successor Trustee as aforesaid, has hereunto set its hand and seal the day and year first above written.

DANIEL N. WLODEK
TRUST OFFICER

(SEAL)

HEARLAND BANK & TRUST COMPANY, not personally but as Successor Trustee of the ERNEST W. PEGRAM and NANCY LEE BUTLER PEGRAM Declaration of Trust dated December 20, 1994

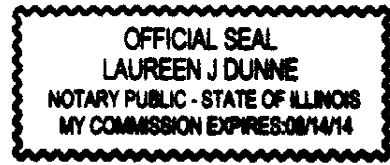
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Daniel N. Wodek, as TRUST OFFICER of HEARTLAND BANK & TRUST COMPANY, not individually but as Successor Trustee of the ERNEST W. PEGRAM AND NANCY LEE BUTLER PEGRAM Declaration of Trust dated December 20, 1994, is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act as Successor Trustee as aforesaid, for the uses and purposes therein set forth,

Given under my hand and Notarial Seal this 14th day of June, 2012

Laureen J. Dunne
Notary Public
Commission expires 8/14/14





MAIL TO:

Emily Kay Ergang, The Collins Law Firm
1770 Park St, Suite 200
Naperville, IL 60563

SEND TAX BILLS TO:

Phil Richard
1406 Sunset Terrace
Western Springs, IL 60558

REAL ESTATE TRANSFER	06/15/2012
 	COOK \$240.00
	ILLINOIS: \$480.00
	TOTAL: \$720.00

18-06-305-017-0000 | 20120601603017 | 8Y7KJ0

This Instrument Prepared By: LAUREEN J. DUNNE
ATTORNEY AT LAW
228 SOUTH WAIOLA AVENUE
LA GRANGE, IL. 60525

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PARCEL 1:

LOT 11 IN THE RESUBDIVISION OF LOTS 6, 7 AND 8 IN IN DIETRICH'S RESUBDIVISION OF LOTS 1, 2 AND 3 AND THE SOUTH 1/2 OF THE WEST 185.86 FEET OF THE NORTH 1/2 OF LOT 4, AND LOTS 7 TO 12 INCLUSIVE (EXCEPT THE EAST 58 FEET OF LOT 7 AND LOT 8 IN BLOCK 14) ALL OF BLOCK 15 AND LOTS 1 TO 13 INCLUSIVE IN BLOCK 16 IN EAST HINSDALE, A SUBDIVISION OF THE EAST 1/2 AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING NORTH OF CHICAGO, BURLINGTON AND QUINCY RAILROAD ALL IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 8 (EXCEPT THE NORTH 15 FEET THEREOF) IN OWNERS RESUBDIVISION OF PART OF BLOCK 14 IN EAST HINSDALE OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office