



UNOFFICIAL COPY

Trustee's Deed

1209812

MAIL TO:

Standard Bank & Trust Co.  
7800 W. 95th Street  
Hickory Hills, IL 60457



Doc#: 1304519035 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/14/2013 10:53 AM Pg: 1 of 4

This indenture made this 18th day of December, of 2012, between STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, 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 the 30th day of January, 1997, and known as Trust Number 15509, party of the first part and Tom Trifonopoulos and Gus Trifonopoulos as Joint Tenants whose address is 7604 W. Gunnison, Harwood Heights, IL 60706 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 62 in Westwood Heights, a Subdivision of North 1071.40 feet of the East 12 Acres of Lot 1 in Henry Jacques Subdivision of South 1/2 of Southwest 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 12-12-328-029

Common Address: 7604 W. Gunnison, Harwood Heights, IL 60706

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

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 AVP & TO and attested by its ATO the day and year first above written.

STANDARD BANK AND TRUST COMPANY  
As Trustee as aforesaid:

Attest:

*Donna Diviero*  
Donna Diviero, ATO

By:

*Patricia Ralphson*  
Patricia Ralphson, AVP & TO

Mail to:  
Ravenswood Title Company LLC  
319 W. Ontario Street  
Suite 2N-A  
Chicago, IL 60654

S *yes*  
P *4*  
S *N*  
M *N*  
SC *yes*  
E *yes*  
INT *N*



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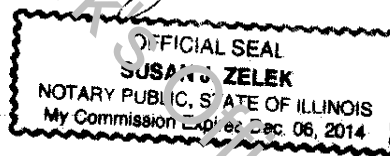
STATE OF Illinois COUNTY OF Cook}

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the STANDARD BANK AND TRUST COMPANY and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP & TO and ATO, respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said ATO did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 18th day of December, 20 12.

NOTARY PUBLIC

*Susan J. Zelek*



PREPARED BY:  
Standard Bank & Trust Co.  
7800 W. 95<sup>th</sup> Street  
Hickory Hills, IL 60457

# UNOFFICIAL COPY

VILLAGE OF HARWOOD HEIGHTS

DEC 27 '12



0500

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

Property of Cook County Clerk's Office

Exempt under provisions of  
Paragraph E Section 4,  
Real Estate Transfer Tax Act.  
12/27/12

[Signature]  
Buyer, Seller or Representative

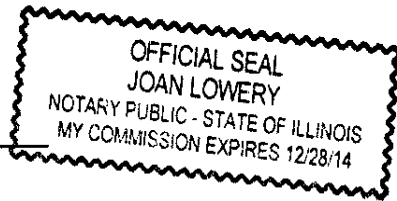
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## STATEMENT BY GRANTOR AND GRANTEE

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, 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 12/21, 20 12 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 21 day of December,  
20 12  
Notary Public [Signature]



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 12/21, 20 12 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 21 day of December,  
20 12  
Notary Public [Signature]



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 Tax Act.)