

UNOFFICIAL COPY



Trustee's Deed

MAIL TO: **DOMENIC J. LUPO**
O'BRIEN & O'BRIEN
55 W. WACKER DR. SUITE 900
CHICAGO, IL 60601



Doc#: 1435718047 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2014 01:31 PM Pg: 1 of 3

This indenture made this 5th day of December, of 2014, 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 27th day of August, 2009, and known as Trust Number 20640, party of the first part and An undivided Seventy Five Percent (75%) interest in the trust res to Peter J. Walsh and Loretta Walsh, his wife, not as tenants in common, but as joint tenants with rights of survivorship, whose address is 866 Krystal Lane, New Lenox, IL. 60451 and An undivided Twenty Five Percent (25%) interest in the trust res to Sandra Kulak as Sole Successor Trustee of the Thomas J. Walsh Revocable Trust dated 11-2-10 whose address is 8941 Pine St., Orland Park, IL. 60462 party of the second part.

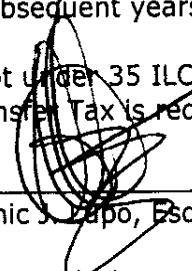
WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County,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

Lot 18 in Orland Woods Phase II, being a Subdivision of part of the Northwest 1/4 and part of the Northeast 1/4 of Section 31, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 27-31-206-004-0000
Commonly known as: 11540 Kiley Lane, Orland Park, IL. 60462

Subject to: Covenants, conditions and restrictions of record which are not violated by the existing improvements on the property; building lines, laws and ordinances; zoning laws and ordinances, visible private roads and highways; public utility easements; and general real estate taxes for 2014 and subsequent years.

Exempt under 35 ILCS 200/31-45 Par E of the Real Estate Transfer Tax Act - No Declaration of value or Transfer Tax is required


Domenic J. Lupo, Esq., as Representative

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.

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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 AVP the day and year first above written.

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

Attest: *Jay Faler* By: *Patricia Ralphson*
Jay Faler, AVP Patricia Ralphson, AVP&TO

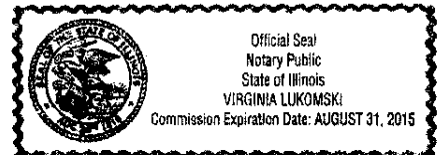
STATE OF Illinois COUNTY OF Cook }

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 Jay Faler 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 AVP, 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 AVP did also then and there acknowledge that he as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as his 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 17th day of December, 20 14.

NOTARY PUBLIC

Virginia Lukomski

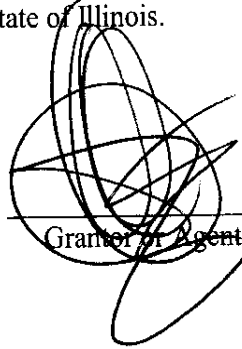


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STATEMENT BY GRANTOR AND GRANTEE


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: December 4th, 2014



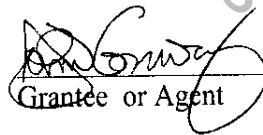
Grantor or Agent

SUBSCRIBED and SWORN to before me the said Domenic J. Lupo, as Agent this 4th day of December, 2014.


Linda M. Marr _____
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: December 4th, 2014



Grantee or Agent

SUBSCRIBED and SWORN to before me the said John Conway, as Agent this 4th day of December, 2014.


Linda M. Marr _____
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.

[Attach to deed or ASI to be recorded in Cook County, Illinois, if exempt under provisions of Section 401 the Illinois Real Estate Transfer Tax Act.]