

1063

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Trustee's Deed



Doc#: 1511057151 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/20/2015 11:20 AM Pg: 1 of 3

MAIL TO: Brian Ludden
Tax Bill: 5400 Lawn Avenue
Western Springs, IL
60558

This indenture made this 7th day of April, of 2015, 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 13th day of July, 1993, and known as Trust Number 13965, party of the first part and Brian Ludden, David Ludden & Heather Denniston, as Joint Tenants whose address is 1847 N. Fremont Street, Chicago, Illinois 60614 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:

MILLENNIUM TITLE GROUP LTD
ORDER NUMBER 14-8384 See Attached Legal Description

Property Address: 5400 Lawn Avenue, Western Springs, Illinois 60558

P.I.N. 18-07-422-015-0000

Subject to: General real estate taxes not due and payable at the time of closing; (b) covenants, conditions and restrictions of record; (c) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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 SRVP & SRTO and attested by its ATO the day and year first above written.

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

Attest: Heather L. Raineri

Heather L. Raineri, ATO

By: Thomas Clifford

Thomas Clifford, SRVP & SRTO

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File Number: 14-8584FA

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1 (except the South 15 feet thereof) in Block 47 of Forest Hills of Western Springs, being a subdivision by Henry Einfeldt and George L. Bruckert of the East $\frac{1}{2}$ of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian and that part of Blocks 12, 13, 14 and 15 in "The Highlands", being a subdivision of the Northwest $\frac{1}{4}$ and the West 800 feet of the North 144 feet of the Southwest $\frac{1}{4}$ of section 7 Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, lying East of a line 33 feet West of and parallel with the East line of said Northwest $\frac{1}{4}$ of said Section 7, said plat of Forest Hills of Western Springs being recorded on March 14, 1924 as document number 209880 all in Cook County, Illinois.

Commonly known as:

5400 Lawn Avenue, Western Springs, IL 60558

PIN No.:

18-07-422-015-0000

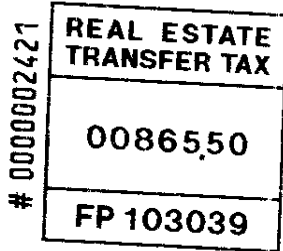
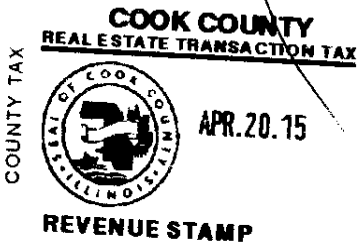


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STATE OF ILLINOIS COUNTY OF COOK}

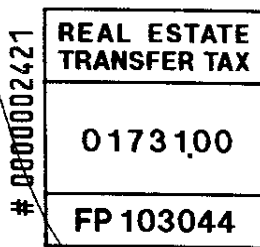
SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Thomas Clifford of the STANDARD BANK AND TRUST COMPANY and Heather L. Raineri of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such SRVP & SRTO 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 7th day of April, 20 15.



NOTARY PUBLIC

Joy L. Hooper



PREPARED BY:
Standard Bank & Trust Co.
7800 W. 95th Street
Hickory Hills, IL 60457 / *H. Raineri*