UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

85 137085

Form 16-12 Joint Tenancy

85 AUG -7 PM 2:

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THIS INDENTURE, made this 26th day of July 19 85 between ALBANY BANK AND TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a deed of deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 27th day of December 19 77 and known as Trust Number 11-3415 party of the first part, and KYONG M. KIM and CHO SOOK KIM, 9125 Mango, Morton Grove, Illinois, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants with the right of survivorship, the following described real estate, situated in Cook County, Illinois, to wit:

Lot sixteen (16), seventeen (17) and eighteen (18) in Block one (1) in Hindman's First Addition to West Ravenswood, a subdivision of the South one-half of the South one-half of the East sixty (60) acres of the South West quarter of Section eleven (11), Township forty (40) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 3600-3606½ W. Lawrence Ave., Chicago, Illinois.

Permanent Real Estate Index No. 13-11-328-031-0000

70-07-086 D3

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This Instrument Was Prepared By
TONI COZZI
Trust Department
Albany Bank & Trust Company N.A.
3400 W. Lawrence Avenue
Chicago, Illinois 60625

Together with the tenements and appurtenances thereunto belonging.
TO HAVE AND TO HOLD the same unto said parties of the second part, not in common, but in joint tenancy with the right of survivorship.

SUBJECT TO: General Taxes for the year 1984 provided and subsequent years; Existing lease between Gust & Maimonis DBA GSE Liquors Leasee and PHR Associates; Matters of Record.

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. THIS DEED, however, is the lien of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any, and rights and claims of parties in possession.

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

ALBANY BANK AND TRUST COMPANY N. A., As Trustee as foresaid,

By [signature] ~~VICE PRESIDENT—TRUST OFFICER~~

Attest [signature] ~~ASSISTANT CASHIER~~

STATE OF ILLINOIS } ss.
COUNTY OF COOK

I, Toni C. Cozzi, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Dorothy Denning, Land Trust Officer of ALBANY BANK AND TRUST COMPANY N.A. and Michael Bentcover, Assistant Vice President, Cashier of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Vice President, Trust Officer~~ and ~~Assistant Cashier~~ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said ~~Assistant Cashier~~ did also then and there acknowledge that said ~~Assistant Cashier~~, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said ~~Assistant Cashier~~'s own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of July 1985

Notary Public

Jay H. Kim
3254 W. Lawrence, Suite 2
Chicago, IL 60625

NAME
ADDRESS
STREET
CITY

LIVERY

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER BOX 333

J.H.

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

3600-3606½ W. Lawrence Ave.

Chicago, Illinois
#13-11-328-031-0000

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX AUG.-7-85 REVENUE 130.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX AUG-7-85 650.00

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Property of Cook County Clerk's Office