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71 33-3352

THIS INDENTURE, made this 20th day of March, 1988, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 15th day of January, 1987, and known as Trust No. 87-230 party of the first part, and JAMES McGRATH and DENISE McGRATH, his wife, as joint tenants of 11619 South Artesian Ave., Chicago, IL 60655 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) and 00/100 dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, JAMES McGRATH and DENISE McGRATH, his wife, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 28 in Tinley Downe Estates, being a Subdivision of the South 20 acres of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.  
11752 S WESTERN AVE  
P.I.N. 25-25-309-006-0000

Together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part. Subject to easements, covenants, conditions and restrictions of record, if any. Subject to 1987 real estate taxes and subsequent years.

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. SUBJECT, HOWEVER, to the terms of all trust deeds and for mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other taxes and claims of any kind; pending litigation, if any, affecting the said real estate; building, lease, 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.

STATE BANK OF COUNTRYSIDE as Trustee as aforesaid  
By [Signature]  
Attest [Signature]

STATE OF ILLINOIS  
COUNTY OF COOK

the undersigned  
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT  
SUSAN L. JUTZI  
MAUREEN J. BROCKEN  
of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Asst. Trust Officer 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 Asst. Trust Officer did also then and there acknowledge that the said corporate seal of said Bank to said instrument as said Trust Officer'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 20 day of March, 1988.

OFFICIAL SEAL  
VICTORIA R. BORGILLI  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. FEB. 4, 1992

This doc. prepared by: S. Jutzi  
6724 Joliet Road  
Countryside, IL 60525  
NAME: JACQUE T MURPHY  
STREET: 11752 S WESTERN AVE  
CITY: CHICAGO, ILL 60643  
OR RECORDER'S OFFICE BOX NUMBER: BOX 888-00

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
7919 W 172ND PL  
7915 Dooneen Avenue  
Tinley Park, Illinois

STATE OF ILLINOIS  
REAL ESTATE RECORDS  
Cook County

88141053

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