

# UNOFFICIAL COPY

## TRUSTEE'S DEED JOINT TENANCY

93316283

Form 16-12 Rev. 5-07

The above space for recorder's use only

FC136089

THIS INDENTURE, made this 20th day of APRIL, 1993, 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 or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 30th day of APRIL, 1976 and known as Trust Number 11-3193, party of the first part, and CHARLES H. BURFORD and DELCIE L. BURFORD, 4717 N. Springfield, Chicago, IL

-----, 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 Thirty-One (31) in Block two (2) in Tryon and Davis' Fortieth Avenue addition to Irving Park in the North half of the North West quarter of the North West quarter of Section fourteen (14) Township forty (40) North, Range thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: 4715 N. Springfield, Chicago, Illinois

PIN # 13-14-102-022

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

DEPT. OF RECORDS & CLERK OF COOK COUNTY  
159797 TRUST AND ESTATE DEEDS  
82246 DEPT. OF RECORDS & CLERK OF COOK COUNTY  
COOK COUNTY REC'D APR 23 1993

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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 liens 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 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 and attested by its Vice President the day and year first above written.

ALBANY BANK AND TRUST COMPANY N.A., As Trustee aforesaid

By [Signature] Trust Officer  
Attest [Signature] Vice-President

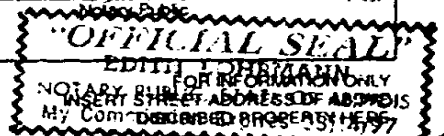
STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT Arnold J. Karzov Trust Officer and Michael Bentcover Vice-President, of ALBANY BANK & TRUST COMPANY N.A., whose names are subscribed to the foregoing instrument as such officers, 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 Vice-President did also then and there acknowledge that as Custodian of the corporate seal of said Bank did affix the said corporate seal to said instrument as his free and voluntary act and as the free and voluntary act of said Bank.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 20th day of April, 1993



[Signature]



DEED  
NAME Charles H. Hurford  
STREET 4717 N. Springfield  
CITY Chicago, IL 60625  
INSTRUCTIONS  
OR  
RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

4715 N. Springfield  
Chicago, IL 60625  
This Instrument Was Prepared By  
Arnold J. Karzov  
Albany Bank & Trust Company N.A.  
3400 W. Lawrence Avenue  
Chicago, Illinois 60625  
MPPS # 10488E

Equity Title  
415 N. LaSalle/Suite 401  
Chicago, IL 60610

1111

25.00

# UNOFFICIAL COPY



## EQUITY TITLE COMPANY OF ILLINOIS, INC.

93316283

415 N. LASALLE/SUITE 402  
CHICAGO, ILLINOIS 60610  
(312) 644-9000 FAX (312) 644-9030

### 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 4/20, 1993 SIGNATURE: [Signature]  
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature]  
THIS 20th DAY OF April 1993  
NOTARY PUBLIC [Signature] ANDREW STONFURMAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/16/96

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 4/20, 1993 SIGNATURE: [Signature]  
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature]  
THIS 20th DAY OF April 1993  
NOTARY PUBLIC [Signature] ANDREW STONFURMAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/16/96

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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES

[ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT]

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