

# UNOFFICIAL COPY

**TRUSTEE'S DEED**  
**THIS INSTRUMENT WAS PREPARED BY**

Rosa Cortes

**PIONEER BANK & TRUST COMPANY**  
4000 W. NORTH AVENUE - CHICAGO, ILLINOIS (INDIVIDUAL)

94997657

The above space for recorder use only

THIS INDENTURE, made this 23rd day of November, 1994, between PIONEER BANK & TRUST COMPANY, a corporation of Illinois duly organized and existing as an Illinois corporation under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Illinois banking association in pursuance of a certain Trust Agreement, dated the 27th day of February, 1984, and known as Trust Number 23731, party of the first part, and MATTIE L. COLEMAN, AN UNDIVIDED ONE-THIRD INTEREST, BARBARA DIXON, AN UNDIVIDED ONE-THIRD INTEREST, PHYLLIS HALE, AN UNDIVIDED ONE-THIRD INTEREST, 1656 N. Lotus, Chicago, 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 convey and quit claim unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

Lot 1 in Block 13 in Mills and Sons North Avenue and Central Avenue Subdivision in the Southwest quarter (1/4) of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

94997657

Common Address: 1655 N. Lotus Avenue, Chicago, Illinois 60629.

PIN: 13-33-322-002

DEPT-01 RECORDING  
16666 TRAN 1283 11/23/94 20:05:00  
9962 S.L.C. 94-997657  
COOK COUNTY RECORDER

together with the tenements and appurtenances thereto 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

**SUBJECT TO: PIONEER BANK AND TRUST COMPANY LIEN FOR UNPAID LAND TRUST FEES IN THE AMOUNT OF \$618.00, CREATED BY THE TERMS OF TRUST AGREEMENT NO. 23731, IN FAVOR OF THE GRANTOR HEREIN.**

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 is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any recorded or registered in said county

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents/Trust Officers and attested by its Assistant Secretary, the day and year first above written

PIONEER BANK & TRUST COMPANY

Trustee, as aforesaid, and not personally,

By \_\_\_\_\_  
VICE PRESIDENT/TRUST OFFICER

Attest Phyllis J. Johnson  
ASSISTANT SECRETARY

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 the above named Vice President and Assistant Secretary of the PIONEER BANK & TRUST COMPANY, an Illinois Corporation, known 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 Secretary 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 Illinois Banking Association for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Illinois Banking Association caused the corporate seal of said Illinois Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Illinois Banking Association for the uses and purposes therein set forth

Given under my hand and Notary Seal,

Date November 23, 1994

Rosa Ibetie Cortes

Notary Public

**OFFICIAL SEAL**  
**ROSA IBETIE CORTES**  
Notary Public, State of Illinois  
My Commission Expires 3-14-98

D  
E  
L  
I  
V  
E  
R  
Y

NAME  
STREET  
CITY

OR

INSTRUCTIONS

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

EXEMPT UNDER PROVISIONS OF PARAGRAPH 3, SECTION 4,  
REAL ESTATE TRANSFER TAX ACT.

Buyer, Seller or Representative  
Date

This space for affixing riders and revenue stamp.

Document Number

25 BMP

UNOFFICIAL COPY

Property of Cook County Clerk's Office

~~STATEMENT by GRANTOR and GRANTEE~~  
**UNOFFICIAL COPY**

The Grantors or their agent affirms that, to the best of their knowledge, the name of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

PIONEER BANK AND TRUST COMPANY AS TRUSTEE U/T/A  
23731 AND NOT PERSONALLY,

DATE: Nov. 25, 1994

Signature: \_\_\_\_\_  
BY: Laura Hughes Trust Officer

Subscribed to and sworn before me  
by the said Grantors, this 25th  
day of November, 1994.

Rosa Ivette Cortes  
NOTARY PUBLIC



The Grantee or its agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

PIONEER BANK AND TRUST COMPANY AS TRUSTEE  
U/T/A 23731 AND NOT PERSONALLY,

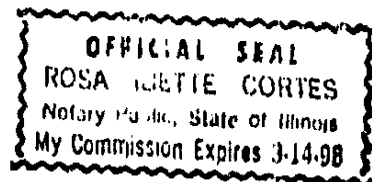
DATE: Nov. 25, 1994

Signature: \_\_\_\_\_  
BY: Laura Hughes Trust Officer

Subscribed to and sworn before me  
by the said Grantee, this 25th  
day of November, 1994.

Rosa Ivette Cortes  
NOTARY PUBLIC

94997657



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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

UNOFFICIAL COPY

Property of Cook County Clerk's Office