

UNOFFICIAL COPY

94182091

TRUSTEE'S DEED

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 18TH day of FEBRUARY, 1994, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association 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 national banking association in pursuance of a certain Trust Agreement, dated the 21ST day of APRIL, 1978, and known as Trust Number 42676 party of the first part, and JOSEPH CAPOBIANCO, TRUSTEE UNDER THE JOSEPH CAPOBIANCO TRUST DTD FEBRUARY 18, 1994, 2218 N. NEWLAND, UNIT #302, CHICAGO, IL 60635 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS----- \$10.00----- 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: UNIT NUMBER 302 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 4 IN BLOCK 15 AND LOT 1 IN THE RESUBDIVISION OF LOTS 2, 3, 5 TO 12 INCLUSIVE, ALL IN BLOCK 15 IN MONT CLARE SUBDIVISION OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 31 AND PART OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY OAK PARK NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 23, 1970 AND KNOWN AS TRUST NUMBER 9253 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21569400; TOGETHER WITH AN UNDIVIDED 3.35 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PIN NO. 13-31-115-024-1018

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.

COOK COUNTY RECORDER
138471 5-1-94
138471 5-1-94
138471 5-1-94

COOK COUNTY CLERK'S OFFICE
94182091

Exempt under Real Estate Transfer Tax Act Sec. 94182091
Par. E
& Cook County Ord. 55104 Par. E
Date Feb 25, 1994
County assessor paid \$100.00
Recorder's Office

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 hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally.



By _____ VICE PRESIDENT
Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS, } SS.
COUNTY OF COOK

THIS INSTRUMENT PREPARED BY

P. H. JOHANSEN

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
33 N. LA SALLE
CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President 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 National 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 National Banking Association caused the corporate seal of said National 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 National Banking Association for the uses and purposes therein set forth.

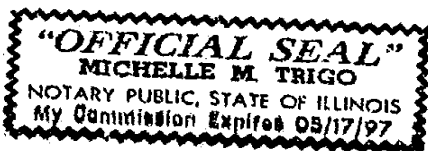
Given under my hand and Notary Seal,

Date 2/23/94

MVT

Michelle M. Trigo
Notary Public

DELIVERY INSTRUCTIONS



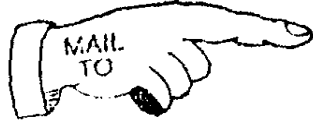
OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

RECORDER'S OFFICE BOX NUMBER

2550
2h

UNOFFICIAL COPY



Stephen A. Kubiakowski
5339 N Milwaukee
Chicago, IL 60630

Property of Cook County Clerk's Office

94182091

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STATEMENT BY GRANTOR AND GRANTEE

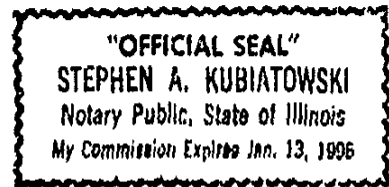
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 18, 1994

Signature: *Joseph Capobianco*
Grantor or Agent

Subscribed and sworn to before me
by the said JOSEPH CAPOBIANCO
on February 18, 1994.

Notary Public *Stephen A. Kubiatorush*



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: February 18, 1994

Signature: *Joseph Capobianco*
Grantee or Agent

Subscribed and sworn to before me
by the said JOSEPH CAPOBIANCO
on February 18, 1994.

Notary Public *Stephen A. Kubiatorush*



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.)

94162691

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Property of Cook County Clerk's Office

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