

95260398

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# TRUSTEE'S DEED

COOK COUNTY  
RECORDER  
JESSE WHITE  
MAYWOOD OFFICE

**0001**	RECORDIN #	25-111
	MAILINGS #	0.50
	95260398 #	25.50
	SUBTOTAL	25.50
	CHECKS	25.50

2 PURC CTR  
0004 MCH 11:34

04/17/95

Above Space For Recorder's Use Only

This Indenture, Made this 28th day of February, 1995, between RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a Deed or Deeds in Trust recorded and delivered to said Corporation in pursuance of a Trust Agreement dated the 22nd day of January, 1992, and known as Trust Number 3817 party of the first part, and

JUDITH F. KESSLER ~~PARTY~~ JUDITH FILEK BEATTY, divorced and not since remarried party(ies) of the second part of 7620 WASHINGTON RIVER FOREST, IL 60305

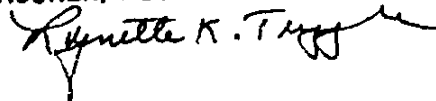
WITNESSETH, That said party of the first part in consideration of the sum of TEN and No /100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party(ies) of the second part, \_\_\_\_\_

the following described real estate, situated in COOK County, Illinois, to-wit:

Lot 7 in Block 3 in William P. Tuttle's Resubdivision of Lots 11 to 19 and the West 9 feet of Lots 1 to 10 and the East 9 feet of Lots 21 to 26 in Block 3 and of Lots 1 to 9 in Block 6 in Resubdivision of Blocks 3 and 6 and the North 450 feet of Block 7 in Henry Fields Subdivision of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

## EXEMPTION APPROVED

TREASURER, VILLAGE OF RIVER FOREST



COMMONLY KNOWN AS: 7620 Washington, River Forest, Illinois

PIN# 15-12-310-024

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.

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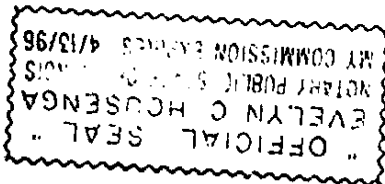
# Trustee's Deed

RIVER FOREST STATE BANK  
AND TRUST COMPANY

As Trustee under Trust Agreement

TO

RIVER FOREST STATE BANK  
AND TRUST COMPANY  
7727 W. LAKE STREET  
RIVER FOREST, ILLINOIS 60305



McQuary Pkg. (809) 752-2044

RFD 105

Notary Public

GIVEN under my hand and Notarial Seal this 13th day of March, 1995.

and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.  
the said corporate seal of said Corporation is said instrument as his own free and voluntary act,  
and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix  
purposes therein set forth; and the said V.P. & CONTROLLER, did also then  
own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and  
this day in person and acknowledged that they signed and delivered the said instrument as their  
Trust Officer and V.P. & CONTROLLER, respectively, appeared before me  
subscribed to the foregoing instrument as such V.P. & CONTROLLER, respectively, appeared before me  
XXXXXX of said Corporation, personally known to me to be the same persons whose names are  
XXXXXX

XXXXXX Trust Officer of the RIVER FOREST STATE BANK AND TRUST  
COMPANY, and MICHELLE PERRY, V.P. & CONTROLLER.

HEREBY CERTIFY, that  
I, the undersigned, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO

XXXXXX V.P. & TRUST OFFICER XXXXXX  
Attest

As Trustee as aforesaid,  
XXXXXX Trust Officer

2777 LAKE STREET  
RIVER FOREST, ILLINOIS 60305

BY  
EVELYN C. HOUSENGA

THIS INSTRUMENT PREPARED BY RIVER FOREST STATE BANK AND TRUST COMPANY

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 its TRUST OFFICER, XXXXXX and attested by its V.P. & TRUST OFFICER, XXXXXX the day and year first above written.  
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, TIQUOR 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.

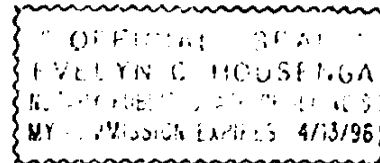
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STATEMENT OF GRANTOR AND GRANTEE  
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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, 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 3.31, 1995 Signature: X Judith F. Kessler  
Grantor or Agent

Subscribed and sworn to before me by the said JUDITH F. KESSLER this 31st day of March, 1995.

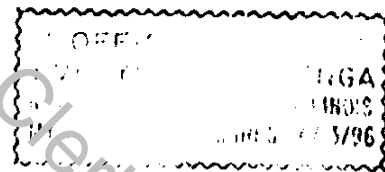


Notary Public Evelyn C. Housenga

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, 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 3.31, 1995 Signature: Judith F. Kessler  
Grantee or Agent

Subscribed and sworn to before me by the said JUDITH F. KESSLER this 31st day of March, 1995.



Notary Public Evelyn C. Housenga

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).

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Property of Cook County Clerk's Office

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RIVER FOREST Real Estate Transfer Tax

RECORDER OR REGISTRAR'S DEED NO. 95260398 DATE RECORDED APR 17 1995 (For Recorder's Use Only)

Check One

DECLARATION EXEMPTION

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village Clerk, 400 Park Ave., River Forest, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the River Forest Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
3) In cases involving an intermediary buyer, nominee or "straw man", one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 2l(4) of the Ordinance.
4) A signed copy of the Illinois Real Estate Transfer Declaration form must be sent to the Office of the Village Clerk, pursuant to Section 2i of the Ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
5) For additional information, please call the Village Clerk's Office at 388-8500, Monday thru Friday, 8:00 A.M. to 5:00 P.M.

Address of Property 7620 WASHINGTON Street 60305 Zip Code

Permanent Property Index No. 15-12-310-024

Date of Deed 2/28/95 Type of Deed TRUSTEE'S DEED

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed) 00.00 Amount of Tax (\$0.50 per \$1,000 or fraction thereof of full actual consideration) EXEMPTION APPROVED TREASURER, VILLAGE OF RIVER FOREST \$ 00.00

Note: The Village of River Forest, Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 2b, 2f and 2g of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the River Forest Real Estate Transfer Tax Ordinance by paragraph(s) 4 of Section 2 of said Ordinance.

Details for exemption claimed: (explain) PROPERTY DEEDED TO THE BENEFICIARY OF A LAND TRUST - NOT A SALE

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print) (Seller) JUDITH F. KESSLER 7620 WASHINGTON RIVER FOREST 60305 Name Address Zip Code

Signature X Judith F. Kessler Seller or Agent Date Signed 4-13-95

Grantee: (Please Print) (Buyer) JUDITH F. KESSLER (SAME) 95260398 Name Address Zip Code

Signature Y Judith F. Kessler Buyer or Agent Date Signed 4-13-95

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## EXEMPTIONS:

**SECTION 2b:** Pursuant to the description of the territory of River Forest Special Service Area Number One, the real estate transfer tax is not imposed on business, industrial and commercial properties.

**SECTION 2i:** The tax imposed by this Ordinance shall not apply to the following transactions, provided said transactions in each case is accompanied by a certificate setting forth the facts or such other certificate or record as the Village Clerk may require:

- (1) transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes;
- (2) transactions in which the deeds secure debt or other obligations;
- (3) transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (4) transactions in which the actual consideration is less than \$500;
- (5) transactions in which the deeds are tax deeds;
- (6) transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (7) transactions in which the deeds are pursuant to a court decree;
- (8) transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (9) transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (10) transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one of the other shall not be exempt from the tax;
- (11) transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (12) a transfer by lease.

**SECTION 2g:** The taxes imposed by this Ordinance shall not be imposed on or transferred by an Executor or Administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax provided by this Ordinance shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances:

- (1) From a decedent to his executor or administrator;
- (2) From a minor to his guardian or from a guardian to his ward upon attaining majority;
- (3) From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability;
- (4) From a bank, trust company, financial institution, insurance company, or other similar entity, or nominee, custodian, or trustee therefor, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (5) From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (6) From a transferee under paragraphs (1) to (5), inclusive, to his successor acting in the same capacity, or from one such successor to another;
- (7) From a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the president of the United States by Section 5 (b) of the Trading with the Enemy Act (40 Stat. 415), as amended by the First War Powers Act (55 Stat. 839);
- (8) From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
- (9) Upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors.

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