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96519033

TRUSTEE'S DEED

. DEPT-01 RECORDING \$23.00
 . T40012 TRAN 1694 08/13/96 12:27:00
 . 36984 PEG *-96-619033
 . COOK COUNTY RECORDER

76-01-763 F-8 JPUW/DK
 ①

THIS INSTRUMENT, made this 1st day of August, 1996, between HERBERT P. HAYDEN, JR., as SUCCESSOR TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EVA MARY HEAL, DECEASED, Grantor, and JAMES M. LUNSFORD and DEBORAH M. MILLER, husband and wife of 118 S. Lombard, Oak Park, Illinois 60302, Grantee;

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as said successor trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple, not in tenancy in common, but in joint tenancy, the following described Real Estate situated in the County of Cook, State of Illinois, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, to wit:

THE NORTH 34 FEET OF LOT 14 AND THE SOUTH 5 FEET OF LOT 15 IN BLOCK 20 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND THE NORTHWEST 1/2 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General taxes for the year 1995 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; and covenants, conditions and restrictions of record (none of which provide for reverter) if any.

Permanent Real Estate Index Number: 16-08-116-006-0000

Address of property: 216 N. Taylor Avenue, Oak Park, Illinois 60302

TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

96519033

BOX 333-CT1

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BOX 383-011

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IN WITNESS WHEREOF, the Grantor, as successor trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

Oak Park Real Estate Transfer Tax \$1000

Oak Park Real Estate Transfer Tax \$200

Herbert P. Hayden, Jr. (Seal)
HERBERT P. HAYDEN, JR., as successor trustee as aforesaid

Oak Park Real Estate Transfer Tax \$200

Oak Park Real Estate Transfer Tax \$10

Oak Park Real Estate Transfer Tax \$1

Oak Park Real Estate Transfer Tax \$10

Oak Park Real Estate Transfer Tax \$1

STATE OF ILLINOIS)

COUNTY OF COOK)

SS. \$

Oak Park Real Estate Transfer Tax \$

Oak Park Real Estate Transfer Tax \$

Oak Park Real Estate Transfer Tax \$

Oak Park Real Estate Transfer Tax \$

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HERBERT P. HAYDEN, JR., SUCCESSOR TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EVA MARY HEAL, DECEASED, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, as such successor trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of August, 1996.



Gretchen G. Hudson
Notary Public

Commission expires: 6/15/00

This instrument was prepared by: Kathleen R. Hennessy, Defrees & Fiske, 200 South Michigan Avenue, Suite 1100, Chicago, Illinois 60606

After recording, please return to:

G. S. Moore

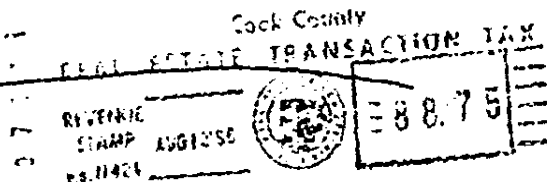
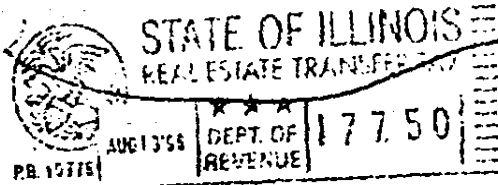
7720 N. Lehigh

N.W. Ill 60714

Please send subsequent tax bills to:

Mr. and Mrs. James M. Lunsford
216 N. Taylor Avenue
Oak Park, Illinois 60302

36619033



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