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TRUSTEE'S DEED



Mail to:
Lloyd Gustis, Esq.
2520 W. Lincoln Ave.
Chicago, IL 60614

96640965

DEPT-01 RECORDING \$27.50
T40014 TRAN 8178 08/21/96 14:38:00
50839 JW *-96-640965
COOK COUNTY RECORDER

N962466 1512 10.5

The above space for recorder's use only

THIS INDENTURE, made this 9TH day of AUGUST, 1996, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation 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 bank in pursuance of a certain Trust Agreement, dated the 27TH day of APRIL, 1994, and known as Trust Number 10-1903, party of the first part, and RONALD KOZIL

2750
80

1730 LAKE ELEANOR of DEERFIELD, ILLINOIS parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and

valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.
TRUSTEE'S LANGUAGE ATTACHED HERETO AS EXHIBIT B.

Permanent Real Estate Index No. 13-12-415-049-0000

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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

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 trusts 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 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.

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 Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS

as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

This space for affixing Riders and Revenue Stamps

Document Number

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COUNTY OF COOK
STATE OF ILLINOIS

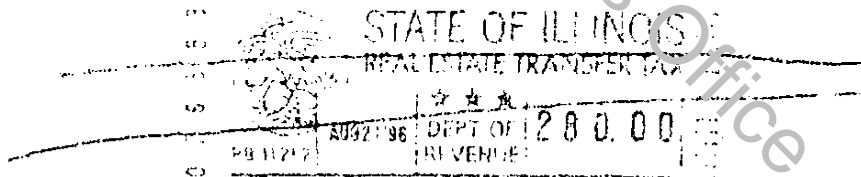
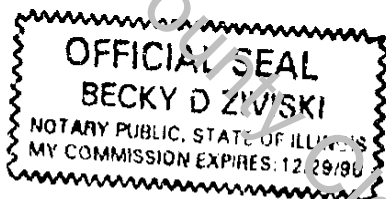
SS.

I, BECKY D. ZIVISKI a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY, THAT ROBERT G. HERSHENHORN

~~XXXXXXXX~~ Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a
banking corporation, and CARL R. RATH, Assistant Trust
Officer of said banking corporation, personally known to me to be the same persons,
whose names are subscribed to the foregoing instrument as such Assistant Trust Officer,
and Assistant Trust Officer, respectively, appeared before me this day in person and
acknowledged that they signed and delivered the said instrument as their own free and
voluntary acts, and as the free and voluntary act of said banking corporation as Trustee,
for the uses and purposes therein set forth and the said Assistant Trust Officer did also
then and there acknowledge that he/she, as custodian of the corporate seal of said
banking corporation, did affix the said corporate seal of said banking corporation to said
instrument as his/her own free and voluntary act, and as the free and voluntary act of
said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14TH day of AUGUST, 19 96.

Becky D. Ziviski
Notary Public



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
\$88.00
\$1000.00

REAL ESTATE TRANSACTION TAX
\$1000.00

9500-1005

For information only insert street
address of above described property.

THIS INSTRUMENT PREPARED BY:
FIRST BANK AND TRUST COMPANY OF ILLINOIS
300 East Northwest Highway
Palatine, Illinois 60067

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EXHIBIT A

LOTS 54, 55, 56 AND 57 IN CHARLES TOELLE'S ADDITION TO CHICAGO, A SUBDIVISION OF PART OF LOTS 32 TO 36 INCLUSIVE IN BOWMANVILLE ADDITION IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Language To Be Attached To Trustee's Deed

Jay A. Steinberg is the Chapter 7 Bankruptcy Trustee for the beneficiary of the title holder of the property conveyed hereby. As a condition and requirement for acquiring title or any interest in the aforesaid property, neither the Grantee, on its own behalf or on behalf of any successor, assign or other third party claiming by, through or under Grantee, including but not limited to any subsequent grantee, mortgagee, licensee, lessee, invitee, easement holder or other party in possession, shall have any claim or cause of action of any kind whatsoever against Jay A. Steinberg in his individual capacity.

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