

UNOFFICIAL COPY

96663143

TRUSTEE'S DEED (DUPLICATE)

THIS INDENTURE, dated JUNE 9, 1994
between AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO, a National
Banking Association, 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 MARCH 1, 1990

known as Trust Number 25-10617 * party of the
first part, and

SARELLA FENTON OR MYRON FENTON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SARELLA
FENTON LIVING TRUST, DATED JANUARY 4, 1994, AND ANY AMENDMENTS THERETO.

7317-A N. CAMPBELL CHICAGO IL 60645

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and
other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part,
the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 7317-A N. CAMPBELL

Property Index Number 10-25-428-053-0000

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.

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 officers, the day and year first above written.

AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO,
AS SUCCESSOR TO FIRST CHICAGO
TRUST COMPANY OF ILLINOIS.

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

Prepared By:

American National Bank and Trust Company
of Chicago

By: 
ANITA M. LUTKUS TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify
ANITA M. LUTKUS an officer of American National Bank and Trust Company of Chicago
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 said officer of said association signed and delivered this instrument as a free and voluntary act, for the
uses and purposes therein set forth.

GIVEN under my hand and seal, dated August 26, 1996.


ANNETTE G. FLOOD, NOTARY PUBLIC

"OFFICIAL SEAL"
ANNETTE G. FLOOD
Notary Public, State of Illinois
My Commission Expires 10/20/98

MAIL TO:

Mary F. Murray
223 N. Navajo
Chgo, IL 60646

BOX 333-CTI

144
C 51151
K 960503065

259

96663143

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

The East 20.0 feet of the West 40.0 feet as measured on the North and South line of that part of Lot 2 lying East of a straight line drawn from a point on the North line of said Lot 2 which is 79.87 feet East of the Northwest corner of said Lot 2 to a point in the South line of said Lot 2 which is 82.97 feet East of the Southwest corner of said Lot 2 all being in Lakeview Park, a Subdivision of part of the Southeast quarter of the Southeast quarter of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian:

ALSO

PARCEL 2:

The North 12.0 feet of the South 60.0 feet as measured on the East and West lines of the East 34.0 feet as measured on the North and South line of Lot 2 all being in Lakeview Park, a Subdivision of part of the Southeast quarter of the Southeast quarter of Section 25, Township 41 North, Range 13 East of the Third Principal Meridian:

ALSO

PARCEL 3:

Easements as set forth in the Declaration of easements made by Lakeview Park, Inc., a corporation of Illinois, dated February 16, 1959 and recorded February 20, 1959 as Document No. 17461265; and as created by the Deed from Lakeview Park, Inc., a corporation of Illinois, to Marvin B. Spivak and Jewel B. Spivak, his wife, dated May 15, 1959 and recorded as Document No. 17543971, May 20, 1959, all in Cook County, Illinois.

Property Commonly Known As: 7317-A N. Campbell Avenue
Chicago, IL 60645

Permanent Real Estate Index Number: 10-25-428-053-0000

96663143

UNOFFICIAL COPY

Property of Cook County Clerk's Office

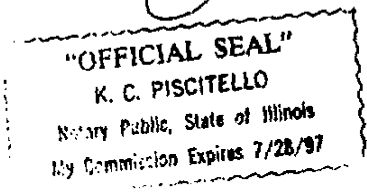
UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Dated August 27, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Mary F. Murray
this 27 day of August
1996.

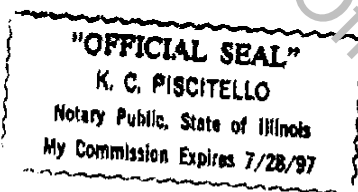


[Signature]
Notary Public

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 August 27, 1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Mary F. Murray
this 27 day of August
1996.



[Signature]
Notary Public

96663143

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office