

JOINT TENANCY DEED

THIS INDENTURE, Made this 21st day of October 19 96, between *HERITAGE TRUST COMPANY, a corporation duly authorized by the Statutes of Illinois to execute trusts, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 17th day of July 19 92, and known as Trust Number 92-4567, party of the first part, and

DEPT-01 RECORDING \$25.00
T#7777 TRAN 2765 11/21/96 10:39:00
13663 RH *-96-888307
COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Neil Franzen and Janine Franzen

of 14944 Sunset Drive, Oak Forest, IL 60452 party of the second part, as joint tenants and not as tenants in common.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

PIN # 28-09-308-003

COMMON ADDRESS: 14944 Sunset Drive, Oak Forest IL 60452

Lot 16 in Block 1 in Medema's El Vista South, being a subdivision of the South 1/2 of the West 1/2 of the South West 1/4 of Section 9, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1959 as Document No. 17463329, in Cook County, Illinois.

96888307

EXEMPT OF PROVISIONS OF PARAGRAPH E, SECTION 4 OF REAL ESTATE TRANSFER TAX ACT.

Date 10-21-96 Linda Lee Tuttle Land Trust Officer

together with the tenements and appurtenances thereunto belonging.

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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, in joint tenancy and not in tenancy in common.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof. This deed is subject to real estate taxes for the year 1996 and subsequent years, easements, conditions, covenants, and restrictions of record.

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

*HERITAGE TRUST COMPANY As Trustee or as Successor Trustee to Bremen Bank & Trust Company, Heritage Bremen Bank & Trust Company, County Bank & Trust Company, Heritage County Bank & Trust Company, Alsip Bank & Trust Company, and First National Bank of Lockport aforesaid,

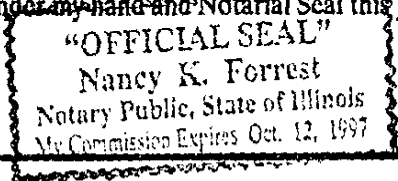
By: Donna J. Wroblewski
Land Trust Officer
Attest: Linda Lee Lutz
Assistant Secretary

State of Illinois

County of Cook

I, the undersigned, A NOTARY PUBLIC, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donna J. Wroblewski, Land Trust Officer of the HERITAGE TRUST COMPANY, and Linda Lee Lutz, Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Land Trust Officer 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 Corporation, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument in her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21st day of October, 1996.



Nancy K. Forrest
Notary Public

THIS INSTRUMENT PREPARED BY:

HERITAGE TRUST COMPANY
17500 Oak Park Avenue
Tinley Park, IL 60477

FUTURE TAX BILLS TO:

Neil Franzen and Janine Franzen
14944 Sunset Drive
Oak Forest, IL 60452

JOINT TENANCY DEED

RETURN RECORDED DEED TO:

BOX 360 _____

Property of COOK COUNTY
Notary Public Seal

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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.

HERITAGE TRUST COMPANY, AS TRUSTEE
NOT PERSONALLY

Date 10-21, 19 96 Signature Linda Lee Lutz
(Grantor) *Land Trust Officer*

Subscribed and sworn to before me
by the said Land Trust Officer
this 21st day of October, 19 96

Notary Public Nancy K. Forrest

"OFFICIAL SEAL"

Nancy K. Forrest

Notary Public, State of Illinois

My Commission Expires Oct. 12, 1997

The grantee or his agent affirms and verifies 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.

HERITAGE TRUST COMPANY, AS TRUSTEE
NOT PERSONALLY

Date 10-21, 19 96 Signature Linda Lee Lutz
(Grantee) *Land Trust Officer*

Subscribed and sworn to before me
by the said Land Trust Officer
this 21st day of October, 19 96.

Notary Public Nancy K. Forrest

"OFFICIAL SEAL"

Nancy K. Forrest

Notary Public, State of Illinois

My Commission Expires Oct. 12, 1997

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.)

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