

UNOFFICIAL COPY

TRUSTEE'S DEED

96890667

JOINT TENANCY

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE NOV 8 1996
 735.00

DEPT-01 RECORDING \$23.50
 TR010 TRAR 6608 11/21/96 15:59:00
 42760 + C.J. # - 96 - 890667
 COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE, made this 13th day of November, 1996, between COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, 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 national banking association in pursuance of a certain Trust Agreement, dated the 18th day of July, 1995, and known as Trust Number 4974, party of the first part, and Daniela Stohr and Christopher Spaid, 5326 W. Cuyler, Chicago, Illinois 60641, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$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, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 44 in the Terraces of Old Irving Park, being a Subdivision of a part of the North 1/2 of the Southwest 1/4 of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois recorded December 27, 1995 as Document Number 95897748.

Subject To: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easement, covenants, restrictions, agreements, conditions and building lines of record; (d) the Plat; (e) terms, provisions and conditions of the Declaration, including all amendments and exhibits thereto; (f) applicable zoning and building laws and ordinances and the terms of the PUD; (g) easements, roads and highways, if any; (h) unrecorded public utility easements, if any; (i) Purchaser's mortgage, if any; (j) plats of dedications and plats of subdivisions and covenants thereon; (k) acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser.

PIN # 13-15-306-106/060
 together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, forever, not in tenancy in common, but in joint tenancy.

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 NOV 20 1996
 96.00

Cook County
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 NOV 20 1996
 98.00

96890667

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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 Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Trust Officer, the day and year first above written.

COLUMBIA NATIONAL BANK OF CHICAGO
as Trustee, as aforesaid, and not personally.

By *[Signature]* VICE PRESIDENT
Attest *[Signature]* ASSISTANT TRUST OFFICER

STATE OF ILLINOIS,
COUNTY OF COOK } SS.

THIS INSTRUMENT
PREPARED BY

Laura L. Kelley
COLUMBIA NATIONAL BANK
OF CHICAGO
5250 NORTH HARLEM AVE
CHICAGO, ILLINOIS 60656

I, undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Trust Officer of the COLUMBIA NATIONAL BANK OF CHICAGO. A National Banking Association Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President 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 act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Trust Officer's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

"OFFICIAL SEAL"
NILDA MARTINEZ
Notary Public, State of Illinois
My Commission Expires 6/26/2000

under my hand and Notary Seal,

Date: November 13, 1996
Notary Public

Nilda Martinez

DELIVERY INSTRUCTIONS

NAME Peter F. Farnaci
111 W. Washington
STREET # 1700
Chicago IL 60602
CITY _____
OR
RECORDER'S OFFICE BOX NUMBER _____

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

4432 W. Hutchinson
Chicago, Illinois 60641

96890667

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV-1996 735.00