

(H) UNOFFICIAL COPY

96976362

TRUSTEE'S DEED

Exempt under Paragraph e, Section 31-45,
Real Estate Transfer Act.

96 DEC 30 AM 11:05

Date 12/11/96

COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS

RECORDING 25.00
MAIL 0.50
96976362

Above space for revenue stamps
only

Above space for recorder's use

THIS INDENTURE, made this 11th day of December, 1996, between First National Bank of Wheaton, Illinois, a National Banking Association duly organized and existing under the National Banking Laws, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 25th day of April, 1996, and known as Trust No. 1065 party of the first part, and John A Benedetto and Lisa D. Benedetto, Married to each other parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (10.00) TEN dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, John A Benedetto and Lisa D. Benedetto, Married to each other, the following described real estate, situated in COOK County, Illinois, to wit:

LOT 462 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1,2,3,4,7 AND THE NORTH 1/2 OF THE BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTH AND EAST OF LINCOLN AVENUE IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN:14-29-115-028

1240 W Wellington St., Chicago, IL 60657

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto parties of the second part, John A Benedetto and Lisa D. Benedetto, Married to each other, 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 trust deeds and/ or mortgages upon said real estate, if any, or 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 liens; 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 hereto affixed and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

FIRST NATIONAL BANK OF WHEATON, as Trustee as aforesaid

By [Signature] TRUST OFFICER

Attest [Signature] ASST TRUST OFFICER

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25.50

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STATE OF ILLINOIS)

COUNTY OF COOK)

SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Chris A Hould, Executive Vice President, and Melissa Long-Smith, Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Executive Vice President and 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 Bank, for the uses and purposes therein set forth; and the said Executive Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

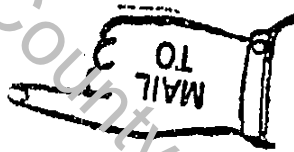
Given under my hand and Notarial Seal this 14th day of December 1996.

Cristen A. Olsen
Notary Public

DELIVER TO:

Prepared by + mail
Lawrence A. Guzik
1409 N. Wells
Chicago, IL 60610

OFFICIAL SEAL
CRISTEN A. OLSEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-13-98



EXEMPT UNDER THE PROVISIONS OF
SECTION 4 PARAGRAPH E OF THE REAL ESTATE
TRANSFER TAX ACT DATE 12/11/96

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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.

Dated 12-12, 1996

Signature:

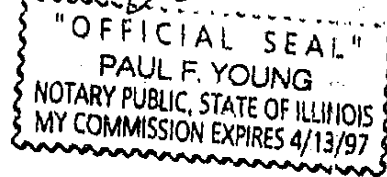
Lawrence A Guzik

Grantor or Agent

Subscribed and sworn to before me by said GRANTEE this 12th day of Dec., 1996.

Notary Public

Paul F. Young



The grantee 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.

Dated 12-12, 1996

Signature:

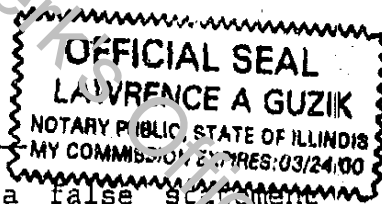
Lawrence A Guzik

Grantee or Agent

Subscribed and sworn to before me by said GRANTEE this 12 day of DEC. 1996

Notary Public

Lawrence A Guzik



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

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.1000 FAX: 312.603.1001
WWW.COOKCOUNTYCLERK.COM

COOK COUNTY CLERK'S OFFICE