

UNOFFICIAL COPY

TRUSTEE'S DEED

7574797 / 95067393L

DEPT-01 RECORDING \$25.00
T40012 TRAN 8599 01/09/96 09:54:00
\$3235 + CG # - 96-020953
COOK COUNTY RECORDER

96020953

Above Space For Recorder's Use Only

This Indenture, Made this 2nd day of January, 1996, between RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a Deed or Deeds in Trust recorded and delivered to said Corporation in pursuance of a Trust Agreement dated the 5th day of April 1995, and known as Trust Number 4085 party of the first part, and

RONALD L. TYREE MARRIED TO ELENA TYREE AND ALEXANDRE KHRANILOV
of 6604 W. ROOSEVELT ROAD, #2W, Oak Park, IL
60302

party(ies) of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of TEN and No 1/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party(ies) of the second part, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

the following described real estate, situated in COOK County, Illinois, to-wit:
Unit Number 612-2 in Randolph Crossing Condominium, as delineated on a Plat of Survey of the following described tract of land:

Lot 11 in Block 6 in Blackstone's Addition to Oak Park in the West 1/2 of the Southeast 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;
Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 19, 1995 as Document Number 95881267, together with its undivided percentage interest in the common elements.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: General taxes for the year 1995 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter).

96020953

COMMONLY KNOWN AS: 612 Randolph Avenue, Unit 2, Oak Park, Illinois 60302

PIN # 16-07-408-023-0000

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.

Trustee's Deed

RIVER FOREST STATE BANK

AND TRUST COMPANY

As Trustee under Trust Agreement

3

96020953

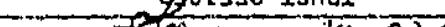
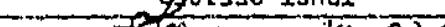
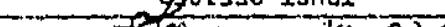
RIVER FOREST STATE BANK
AND TRUST COMPANY
7727 W. LAKE STREET
RIVER FOREST, ILLINOIS 60305

UNOFFICIAL COPY

GIVEN under my hand and Notarized seal this 2nd day of January 1996

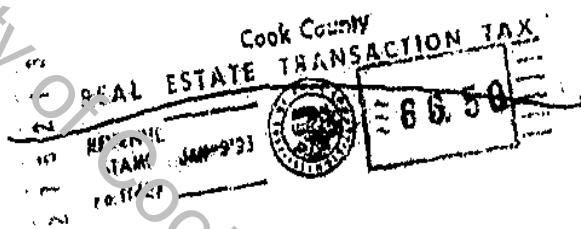
WEEBLEY CERTIFY, that ANNIE BEELZ,
Vice President & Trust Officer of the RIVER FOREST STATE BANK AND TRUST
COMPANY, and KEVIN MITZITI, TRUST OFFICER
Xxxxxxxxxxx of said Corporation, personally known to me to be the same persons whose names are
subscribed to the foregoing instrument as such Vice President &
Trust Officer and TRUST OFFICER XXXXXXXX respectively, appeared before me
this day in person and acknowledged that they signed and delivered the said instrument in their
own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and
purposes herein set forth; and the said TRUST OFFICER XXXXXXXX did also then
and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix
the said corporate seal of said Corporation to said instrument as his own free and voluntary act,
and at the free and voluntary act of said Corporation, for the uses and purposes herein set forth.

STATE OF ILLINOIS
COUNTY OF COOK

RIVER FOREST STATE BANK AND TRUST COMPANY		THIS INSTRUMENT PREPARED BY:	RIVER FOREST STATE BANK
		BY	EVELYN C. Housenaga
		Attest	7727 LAKE STREET RIVER FOREST, ILLINOIS 60305
			
As Trustee as aforesaid.		By	
		Vice-President & Trust Officer	
		Attest	
			
As Trustee as aforesaid.		By	
		Vice-President & Trust Officer	
		Attest	
			

This deed is executed by the party or the first party, 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 mentioned above mentioned, and of every other power and authority heretofore ennobled, SUBJECT, HOWEVER, to the items of all trust deeds under 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 real estate; building leases; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements; zoning and Building Laws and Ordinances; mechanics' liens claims, if any; easements of record, if any; and rights and claims of parties in possession.

UNOFFICIAL COPY



96020953

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office