

UNOFFICIAL COPY

96060380

TRUSTEE'S DEED

DEPT-01 RECORDING \$27.50
T#0009 TRAN 0712 01/23/96 12:40:00
44104 RH *-96-060380
COOK COUNTY RECORDER

THIS INSTRUMENT, made this 27th day of November, 1995, between State Bank of Countryside, a banking corporation of Illinois, 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 16th day of June, 1993, and known as Trust No. 93-1293, party of the first part, and SEAMUS CRIBBIN and ELIZABETH CRIBBIN, husband and wife, as joint tenants, of 8879 Beck Place, Hometown, IL 60456, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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, SEAMUS CRIBBIN and ELIZABETH CRIBBIN, husband and wife, as joint tenants, the following described real estate, situated in Cook County, Illinois, to - wit:

Lot 44 in James G. Hamilton's Subdivision of the North 1/2 of Block 16 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 17-07-211-043

96-00195

Commonly known as 1614 W. Erie, Chicago, IL 60622

Subject to easements, covenants, conditions and restrictions of record, if any.
Subject to general real estate taxes for 1995 and subsequent years.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties 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, subject, however, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of 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 lines; 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.

LAWYERS TITLE INSURANCE CORPORATION

96060380

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 Asst. Trust Officer the day and year first above written.

STATE BANK OF COUNTRYSIDE
as Trustee as aforesaid
By _____
Attest Joan Creaden

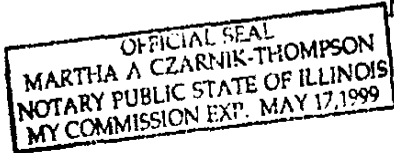
STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

Joan Creaden
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Susan L. Jutzi of State Bank of Countryside and Joan Creaden of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Asst. 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 Asst. Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Asst. Vice Pres. own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 27th day of November, 1995.



Martha A. Czarnik-Thompson
Notary Public

D Name Seamus Cribbin
E
L Street 8879 Beck Place
I
V City Hometown, IL 60456
E
R Or:
Y Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

1614 W. Erie
Chicago, IL 60622

96066380

e
1/27/96
[Signature]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXONERATION CLAUSE

This Agreement is signed by State Bank of Countryside, not individually but solely as Trustee under a certain Trust Agreement aforesaid. Said Trust Agreement is made a part hereof and any claims against Trustee which may result from the signing of this Agreement shall be payable only out of any trust property which may be held thereunder and said Trustee shall not be personally liable for the performance of any of the terms and conditions of this Agreement or for the validity or condition of the title of said property or for any Agreement with respect thereto any and all personal liability of State Bank of Countryside is hereby waived by the parties hereto and their respective successors and assigns.

Property of Cook County Clerk's Office

9606380



UNOFFICIAL COPY CHICAGO TITLE INSURANCE COMPANY

STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

Commitment No. _____

Loan No. _____

Date _____

To the best knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment.

- That, except as noted at the end of this paragraph, within the last six (6) months a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the land or building(s) thereon, as fixtures; c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof; d) nor have any notices of lien been received, except the following, if any: _____
- That all management fees, if any, are fully paid, except the following: _____
- That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any: _____
- That there are no unrecorded contracts or options to purchase the land, except the following, if any: _____
- That there are no unrecorded leases, easements or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any: _____
- That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers of pledgee thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.
- That, I/we am/are the purchaser(s) or mortgagor(s) of land improved with a residential dwelling not exceeding four units, and no current survey or mortgagee's inspection report has been furnished to or is available to me/us. (Delete statement if not applicable.)

The undersigned makes the above statement for the purpose of inducing Chicago Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.

Seller or Owner

Purchaser

STATE BANK OF COUNTRYSIDE, t/u/t/a

no. 95-1293, and not personally by statute of the _____ (Seal)
written authority and direction of the beneficiaries

under the Trust. _____ (Seal) _____ (Seal)

Trust Officer

See reverse for Exoneration Clause

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____
_____. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated _____

Signature _____

96060380

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 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 1/22/96, 1996

Signature [Signature]
Grantor or Agent

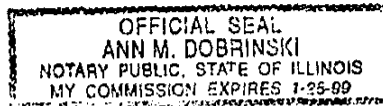
Subscribed and sworn to before me

by the said _____

this 22 day of Jan,

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, 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 1/22/96, 1996

Signature [Signature]
Grantor or Agent

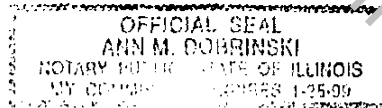
Subscribed and sworn to before me

by the said _____

this 22 day of Jan,

1996.

[Signature]
Notary Public



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 offence and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

36060380

UNOFFICIAL COPY

Property of Cook County Clerk's Office