

UNOFFICIAL COPY

TRUSTEE'S DEED

96218063

THIS INDENTURE, dated MARCH 4, 1996 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, 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 Bank in pursuance of a certain Trust Agreement dated JUNE 19, 1978 known as Trust Number 25-3389, party of the first part, and

^{Daniel R.}
VICKIE G. AND DAN NYDER AS TENANTS BY THE ENTIRETY
2574 W. ARGYLE, CHICAGO IL 60625

DEPT-01 RECORDING 125.50
T#0014 TRAN 3313 03/21/96 13:58:00
#4203 # JW *-96-218063
COOK COUNTY RECORDER

(Reserved for Recorder Use Only)

25 50 m

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Exempt under provisions of paragraph E
Section 4, Real Estate Transfer Tax Act
3/12/96
Date

Commonly Known As 2574 W. ARGYLE, CHICAGO IL

Property Index Number 13-12-410-016

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.

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 officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TO FIRST CHICAGO TRUST COMPANY OF ILLINOIS.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee, as aforesaid, and not personally.

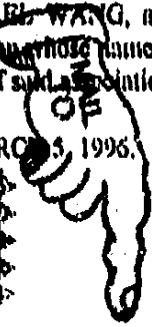
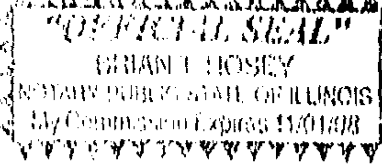
By [Signature]
MICHAEL WANG, TRUST OFFICER

96218063

STATE OF ILLINOIS
COUNTY OF COOK

) I, BRIAN T. HOSEY, a Notary Public in and for said County and State, do hereby certify
) MICHAEL WANG, an officer of American National Bank and Trust Company of Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said corporation signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, dated MARCH 5, 1996.



[Signature]
NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690
MAIL TO:

AT NATIONAL TITLE NETWORK

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Property of Cook County Clerk's Office

962181163

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LOT 17 IN STEINBEISS SUBDIVISION OF LOTS 16 AND 17 IN BOWMANVILLE IN
THE EAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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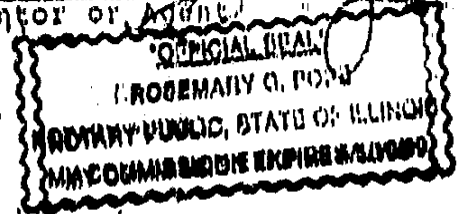
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STATEMENT BY GRANTOR AND GRANTEE

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 03-13 1996 Signature: [Signature]
Grantor or Agent

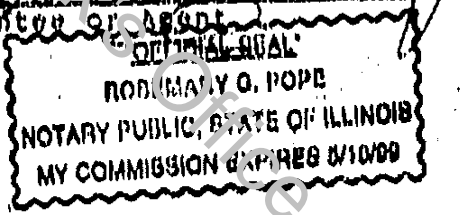
Subscribed and sworn to before me by the said [Name] on this 13th day of March 1996.
Notary Public [Signature]



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, 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.

Dated 03-13 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] on this 13th day of March 1996.
Notary Public [Signature]



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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