

UNOFFICIAL COPY

TRUSTEE'S DEED

96329523

INDIVIDUAL

DEPT-01 RECORDING \$23.50
T#0011 TRAN 1368 05/01/96 15:02:00
#6289 ± RV * -96-329523
COOK COUNTY RECORDER

The above space for recorders use only

1ST AMERICAN Title order # 093595 2/20/96

THIS INDENTURE, made this 22nd day of April, 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 Linda Brown F/K/A Linda Rizzio, 7558 W. Bryn Mawr, Chicago, Illinois 60631, 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, the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 10 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. 2352

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; (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 # 13-15-306-060

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, benefits 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 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,

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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 60654

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"
DENISE M. KOPROWSKI
Notary Public, State of Illinois
My Commission Expires 10/17/99

Given under my hand and Notary Seal, [Signature] Date: April 20, 1996
Notary Public

DELIVERY

NAME LINDA A BROWN
STREET 4552-C WEST HUTCHINSON
CITY CHI IL 60641

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

4552 C West Hutchinson
Chicago, Illinois 60641

INSTRE
RECC
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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE FEB 21 95
757.50

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