

# UNOFFICIAL COPY

## TRUSTEE'S DEED

96342080

DEPT-01 RECORDING \$27.00  
T40012 TRAN 0452 05/06/96 10:42:00  
48329 1 1 1 4-96-342080  
COOK COUNTY RECORDER

The above space for recorder's use only

2701

THIS INDENTURE, made this 28TH day of FEBRUARY, 1996, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation 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 bank in pursuance of a certain Trust Agreement, dated the 22ND day of FEBRUARY, 1995, and known as Trust Number 10-1909, party of the first part, and IAN KIRSON AND SARAH E KIRSON, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY, 1614 W. WABANSIA of CHICAGO, ILLINOIS parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/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, the following described real estate, situated in COOK County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index No. 14-31-423-030-0000

together with the tenements and appurtenances thereto 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, SUBJECT, HOWEVER, to: the liens of all trusts 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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS

as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

This space for affixing Recorder's and Revenue Stamps

96342080

Document Number

# UNOFFICIAL COPY

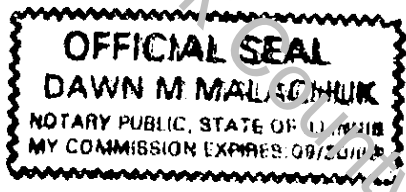
COUNTY OF COOK  
STATE OF ILLINOIS SS.

I, DAWN M. MALACHUK a Notary Public in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY, THAT MICHAEL J. KALITOWSKI

Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a  
banking corporation, and MICHAEL C. WINTER, Assistant Trust  
Officer of said banking corporation, personally known to me to be the same persons,  
whose names are subscribed to the foregoing instrument as such Assistant Trust Officer,  
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 acts, and as the free and voluntary act of said banking corporation as Trustee,  
for the uses and purposes therein set forth and the said Assistant Trust Officer did also  
then and there acknowledge that he/she, as custodian of the corporate seal of said  
banking corporation, did affix the said corporate seal of said banking corporation to said  
instrument as his/her own free and voluntary act, and as the free and voluntary act of  
said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28TH day of FEBRUARY, 19 96.

*Dawn M. Malachuk*  
Notary Public DAWN M. MALACHUK



*Cook Co.*

COOK COUNTY CLERK'S OFFICE  
2499888  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 3 '96 DEPT OF REVENUE  
322.50  
RB.10686

REVENUE STAMP 161.25

96342080

1614 W. WABANSIA  
CHICAGO, ILLINOIS

For information only insert street  
address of above described property.

Mail to: *James A. Parker*  
P.O. Box 291  
Villa Park, IL 60181

THIS INSTRUMENT PREPARED BY:  
MICHAEL J. KALITOWSKI  
FIRST BANK AND TRUST COMPANY OF ILLINOIS

300 East Northwest Highway  
Palatine, Illinois 60067

**BOX 333-CTI**

UNOFFICIAL COPY

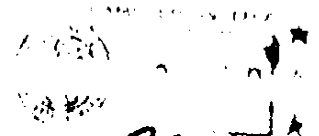
CHECK HERE

CHGO.



999-

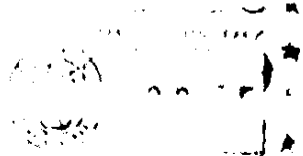
CHGO.



999-

Property of Cook County Clerk's Office

CHGO.



420.75

96332090

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

LOT 36 IN BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31,  
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1614 W. WABANSIA, CHICAGO, ILLINOIS  
P.L.N. 14-31-123-030

THIS DEED IS TO BE MADE SUBJECT TO: (1) REAL ESTATE TAXES NOT YET DUE  
AND PAYABLE; (2) ZONING AND BUILDING LAWS OR ORDINANCES; (3) MATTERS  
OF PUBLIC RECORD, COVENANTS AND RESTRICTIONS, PUBLIC AND PRIVATE  
UTILITY EASEMENTS OF RECORD; AND (4) SUCH OTHER MATTERS AS TO WHICH  
THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

Property of Cook County Clerk's Office

96342080

UNOFFICIAL COPY

Property of Cook County Clerk's Office