

UNOFFICIAL COPY

TRUSTEE'S DEED
(INDIVIDUAL)

96376722

- DEPT-01 RECORDING \$25.00
- T#0012 TRAN 0647 05/17/96 13:14:00
- #5353 + ER *-96-376722
- COOK COUNTY RECORDER

CAPITOL BANK AND TRUST

The above space is for the recorder's use only

Grantor, **CAPITOL BANK AND TRUST**, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally, but as Trustee under the provisions of a certain Deed or Deeds in Trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 29th day of JUNE, 19 89, and known as Trust Number 1820, for and in consideration of the sum of TEN and 00/100 Dollars (\$ 10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto J.B. SIMS

Address of Grantee 3842 W. CONGRESS CHICAGO, ILLINOIS 60624

the following described real estate situated in the COOK County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

Lot 433 in Austin's Third Addition to Austinville, being a Subdivision of the East 17 Acres of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 39 North Range 13 East of the Third Principal Meridian in Cook County, Illinois.

P.I.N. 16-05-417-015

SUBJECT TO: SEE ATTACHED

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

TO HAVE AND TO HOLD the aforescribed property forever.

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a Deed or Deeds in trust duly recorded and the provision 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; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, the Grantor 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), this 17th day of APRIL 19 96.

CAPITOL BANK AND TRUST
as Trustee, as aforesaid, and not personally.

BY: [Signature]
Its ~~(Assistant)~~ (Trust Officer)

ATTEST: By: [Signature]
(~~Assistant~~) (Trust Officer)

96376722

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082252
G # 7573280

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STATE OF ILLINOIS

COUNTY OF

I, the undersigned, a Notary Public in and for the County, and State aforesaid, DO HEREBY CERTIFY that the above named ~~(NAME)~~ (Trust Officer) and ~~(NAME)~~ (Trust Officer)) SS, of CAPITOL BANK AND TRUST, an Illinois Banking Corporation, Grantor, personally) known to me to be the same persons whose names are subscribed to the foregoing instrument as such, ~~(NAME)~~ (Trust Officer) and ~~(NAME)~~ (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 Bank, for the uses and purposes, therein set forth and the said ~~(NAME)~~ (Trust Officer) then and there acknowledged that said ~~(NAME)~~ (Trust Officer) as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said ~~(NAME)~~ (Trust Officer) own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of APRIL, 19 96

Diane Mathias
Notary Public
My Commission Expires: SEPTEMBER 25, 1999

ADDRESS OF PROPERTY
5846 W. WALTON

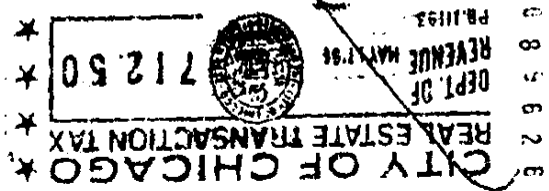
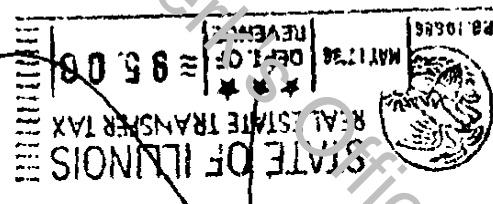
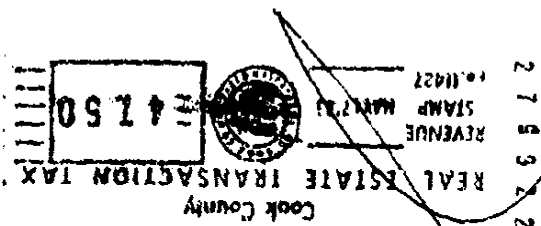
CHICAGO, ILLINOIS 60651

The above address is for information only and is not part of this deed



This instrument was prepared by:
(Name) CAPITOL BANK AND TRUST
(Address) 4801 W. FULLERTON AVENUE
CHICAGO, ILLINOIS 60639

Mail subsequent tax bills to:
(Name) J. B. Sims
(Address) 5846 W. Walton
Chicago, Ill. 60651



COOK COUNTY CLERK
250535

96376722

BOX 333-8TH

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SUBJECT TO; any covenants, conditions and restrictions of record; private and public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements for not yet completed unconfirmed special taxes or assessments; general taxes for the year 1995 and subsequent years.

Property of Cook County Clerk's Office

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2025/01/08