

TRUSTEE'S DEED

TENANCY IN COMMON

After Recording Mail to:

M. M. York
344 1/2 N. Southport
Chicago IL 60657

Name and Address of Taxpayer:
THOMAS A. SANTORE and BRIAN
CHIAPETTA
1652 W. Augusta Blvd
Chicago IL 60622

DEPT-01 RECORDING \$23.50
07777 TRAN 7787 07/31/97 16:30:00
07575 DR *-97-557727
COOK COUNTY RECORDER

THIS INDENTURE, made this 18th day of JULY, 1997 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated August 28th, 1993, and known as Trust Number 11-4968, Party of the First Part, and THOMAS A. SANTORE as to an undivided 1/2 interest and BRIAN CHIAPETTA as to an undivided 1/2 interest as Tenants in Common, Party of the Second Part; WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in COOK County, Illinois, to wit:

1049

Lot 5 in Block 2 in Ashland Addition to Ravenswood, a Sub Division of that part of South West of Green Bay Road of South West Quarter of South West Quarter (except the South 225 feet of West 200 feet) of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

together with the tenements and appurtenances thereunto belonging,

Property Address: 1421-23 W. Warner, Chicago, IL 60613
PIN # 14-17-310-021

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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 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.

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2350
Bank

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 Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A.,
as Trustee Aforesaid

3,675.00
NB

By: [Signature] Trust Officer
Attest: [Signature] Vice President

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above named Trust Officer and the above named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16th day of JULY, 1997.

Grace E. Stanton
Notary Public



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Illinois Transfer Stamp - Exempt under provisions of paragraph _____ section 4, Real Estate Transfer Act

Buyer, Seller or Representative Date

Prepared by: Arnold J. Karzov, General Counsel and Trust Officer, Albany Bank & Trust Company N.A.,
3400 W. Lawrence Ave., Chicago, Illinois 60625