

UNOFFICIAL COPY

97117198

Property Address:
5360 N. Lowell Ave
Chicago, IL 60630

F	27	(A)
P	—	(B)
T	2750	(C)
I	(C)	(D)

TRUSTEE'S DEED
(Individual)

Freehold Subd 7 to Ave 984361

This Indenture, made this 7th day of February, 1997,
between **Parkway Bank and Trust Company**, an Illinois Banking Corporation, as
Trustee under the provisions of a deed or deeds in trust, duly recorded and
delivered to said corporation in pursuance of a trust agreement dated July 26,
1995 and known as Trust Number 11125, as party of the first part, and
RIVERS EDGE L.L.C. 7458 N. Harlem Ave, Chicago IL. 60630 as party of the
second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten
Dollars (\$10.00) and other good and valuable consideration in hand paid, does
hereby grant sell and convey unto the said party of the second part all interest in
the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A for Legal Description and PIN

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in
trust and the trust agreement and is subject to liens, notices and encumbrances of
record and additional conditions, if any on the reverse side.

DATED: 7th day of February, 1997.

Exempt under Paragraph (c) of Section 4
of the Real Estate Transfer Tax Act.

Parkway Bank and Trust Company,
as Trust Number 11125

By Jo Ann Kubinski
Jo Ann Kubinski
Assistant Trust Officer

Attest: Marcelene J. Kuczyński (SEAL)
Marcelene J. Kuczyński
Assistant Cashier

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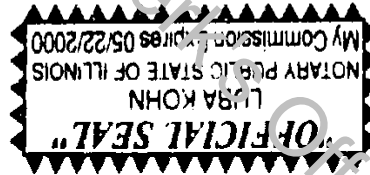
MAIL TO:
RIVERS EDGE L.L.C.
7438 N. Harlem Avenue
Chicago, IL 60631

This instrument was prepared by: Diane V. Peszynski
4800 N. Harlem Avenue
Harwood Heights, Illinois 60656

PIN # 13-10-200-016

Recorded April 5, 1995, as Document Number 95229405, in Cook County, Illinois.
Township 40 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof
Lot 5 in River's Edge Subdivision, being a Subdivision of the Northeast 1/4 of Section 10,

EXHIBIT "A"



Notary Public

Lisa Kohr

Given under my hand and notary seal, this 7th day of February

1995.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY THAT Jo Ann Kubinski, Assistant Trust Officer and Marcelene
J. Kawczynski, Assistant Cashier personally known to me to be the same persons whose names are
subscribed to the foregoing instrument in the capacities shown, appeared before me this day in
person, and acknowledged signing and delivering the said instrument as their free and
voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) SS.
) COUNTY OF COOK)

Property of Cook County Clerk's Office

974117198

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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 Feb 13, 1997, 19

Signature: *Irene T Skopp*

Grantor or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 19____ Notary Public _____

"OFFICIAL SEAL"
IRENE T SKOPP
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/5/98

The Grantee or his Agent affirms and verifies that 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 Feb 13, 1997, 19

Signature: *Irene T Skopp*

Grantee or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 19____ Notary Public _____

"OFFICIAL SEAL"
IRENE T SKOPP
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/5/98

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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

97117493



CHICAGO TITLE INSURANCE COMPANY

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This statement is based solely upon information and belief, upon information furnished by the beneficiary or beneficiaries of the trust. The undersigned has no personal knowledge of the facts or statements herein contained.

STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

Commitment No _____

Loan No _____

Date _____

To the best knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment:

- That, except as noted at the end of this paragraph, within the last six (6) months (a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; (b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the building(s) thereon, as fixtures; (c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereon; (d) nor have any notices of lien been received, except the following, if any:

- That all management fees, if any, are fully paid, except the following:

- That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any:

- That there are no unrecorded contracts or options to purchase the land, except the following, if any:

- That there are no unrecorded leases, easements or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any:

- That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited, and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.
- That, if we are the purchaser(s) or mortgagor(s) of land improved with a residential dwelling not exceeding four units, and no current survey or mortgagee's inspection report has been furnished to us, is available to me/us. [DELETE STATEMENT IF NOT APPLICABLE.]

The undersigned makes the above statement for the purpose of inducing Chicago Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.

Seller or Owner

PARKWAY BANK & TRUST CO.

11125

By _____ TRUST OFFICER

Exoneration provision restricting any liability of Parkway Bank & Trust Co., stamped on the reverse side hereof, is hereby expressly made a part hereof.

Purchaser

97117198

PARKWAY BANK & TRUST CO. (Seal)

By _____

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under a loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____ You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated _____

Signature _____

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Property of Cook County Clerk's Office

This Agreement is dated by Parkway Bank & Trust Co. not
individually but a fully executed agreement. This Agreement
known as 11/2/20
and is a
made
at
in
of
the
State of
Illinois
and the
County of
Cook
and the
parties hereto and their respective successors and assigns.

97117193