

97-02540

THIS INDENTURE,

MADE this 25th day of

April, 19 97, between

STANDARD BANK AND TRUST

COMPANY, a corporation of Illinois, 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 the 25th day of

November, 19 85, and known

as Trust Number 16796,

party of the first part, and

Melvin James & Brenda James, his wife as joint tenants and not as tenants in common

whose address is 14300 S. Drexel, Dolton, Il 60419 party of the second part.

97315481

DEPT-91 RECORDING 8:25:30
140014 TRAN 2117 05/06/97 10:29:00
#0638 : JTW *--97-315481
COOK COUNTY RECORDER

25.30
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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 consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 5 in the resubdivision of Lots 20, 21, 22, 23 and 24 in Block 3, and Lots 1, 2, 3, 4, 5, 14, 15, 16, 17 and 18 in Block 4 in Sawyer's Subdivision of Block 7 in First Addition to Kensington in Sections 21, 22, 27 and 28, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

PIN: 25-27-106-018

LAWYERS TITLE INSURANCE CORPORATION

Property Address: 11925 S. Calumet; Chicago, IL

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, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

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 AVP & T.O. and attested by its A.T.O. the day and year first above written.

Prepared by: P. Krolik
STANDARD BANK AND TRUST COMPANY
7800 WEST 95th STREET
HICKORY HILLS, IL 60457

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

Attest: Donna Diviero
Donna Diviero, A.T.O.

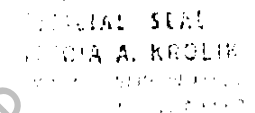
By: Bridgette W. Scanlan
Bridgette W. Scanlan, AVP & T.O.

UNOFFICIAL COPY

STATE OF ILLINOIS COUNTY OF COOK}

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY, that
 Bridgette W. Scanlan,of the STANDARD BANK AND TRUST COMPANY
 and Donna Diviero,of said Company, personally known to me to be the same persons
 whose names are subscribed to the foregoing instrument as such A.V.P. & T.O.and A.T.O., 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 Company, for the uses and purposes therein set forth; and the
 said A.T.O. did also then and there acknowledge that sheas custodian of the corporate seal of said Company did
 affix the said corporate seal of said company to said instrument as her own free and voluntary act, and as the free and
 voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 25th day of April, 1997



 LUCIA A. KROLIK

 Notary Public

MAIL TO:
 Mr. & Mrs. Melvin James
 14300 S. Drexel
 Dolton, IL 60419

Exempt under provisions of Paragraph 2 Section 4.
 Real Estate Transfer Tax Act.
 4/25/97
 Date Buyer, Seller or Representative

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TRUSTEE'S DEED

STANDARD BANK AND TRUST CO.



STANDARD BANK AND TRUST CO.
 7800 West 95th Street, Hickory Hills, IL 60457

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STATEMENT OF 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 4/25, 1997 SIGNATURE: [Signature]
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID AGENT
THIS 25TH DAY OF APRIL
1997.

[Signature]
NOTARY PUBLIC



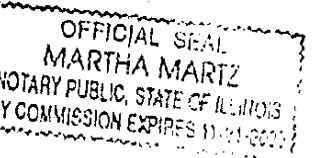
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THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR 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 4/25, 1997 SIGNATURE: [Signature]
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID AGENT
THIS 25TH DAY OF APRIL
1997.

[Signature]
NOTARY PUBLIC



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 OF ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

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Property of Cook County Clerk's Office