

UNOFFICIAL COPY

TRUSTEE'S DEED JOINT TENANCY

IT 981799

After Recording Mail to:
(Insert Name and Address Here)

Charles Hurford
4717 N. Springfield
Chicago, IL 60625

Name and Address of Taxpayer
CHARLES H HURFORD and
DELICIE L HURFORD
4717 North Springfield
Chicago, IL 60625

98953663

2511/0015 66 001 Page 1 of 3
1998-10-23 09:56:57
Cook County Recorder 25.50



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THIS INDENTURE, made this 25th day of SEPTEMBER, 1998 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 April 30, 1976, and known as Trust Number 11-3193, Party of the First Part, and, CHARLES H HURFORD and DELICIE L HURFORD, 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 said Party of the Second Part, not as tenants in common, but as JOINT TENANTS with the right of survivorship, the following described real estate situated in COOK County, Illinois, to wit

LOT 30 IN BLOCK 2 IN TRYON AND DAVIS 40TH AVENUE ADDITION TO IRVING PARK IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said Party of the Second Part forever, not in tenancy in common, but in Joint Tenancy with the right of survivorship.

PIN # 13-14-102-021-0000

Property Address 4717 North Springfield, Chicago, IL 60625

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, buildings, 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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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.,
Not Individually, but As Trustee aforesaid

By [Signature] Trust Officer

Attest: [Signature] Vice President

STATE OF ILLINOIS)

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 28th day of SEPTEMBER, 1998



[Signature]
Notary Public

Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Prepared by: Arnold J. Karzov, Esq., General Counsel and Trust Officer, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, IL 60625 - 773.267.7300, Ext. 268

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE, GRANTEE'S ATTORNEY OR AGENT.**

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STATEMENT BY GRANTOR AND GRANTEE

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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 and hold title to real estate under the laws of the State of Illinois.

Dated 9-28, 19 98

Signature: _____

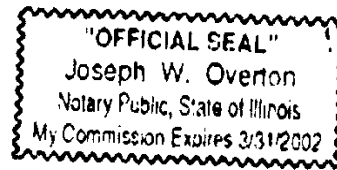
[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 28th day of September

19 98.



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[Handwritten Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Dated 9-28, 19 98

Signature: _____

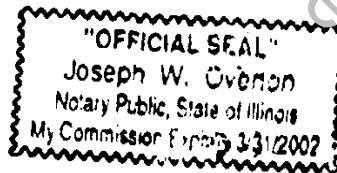
[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said _____

this 28th day of September

19 98.



[Handwritten 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 or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)