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Cook County Recorder 27.00

RECORDING

MAIL TO:

John P. Flaherty
Nancy E. Flaherty
1427 North Bosworth
Chicago, Illinois

70978652 +
70-97-8042 1092

THIS INDENTURE MADE this 16th day of December, 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 June, 19 96, and known as Trust Number 15308, party of the first part and John Flaherty and Nancy E. Flaherty as Joint Tenants with Rights of Survivorship and Not as Tenants in Common whose address is 14508 South 66th Court, Oak Forest, Illinois 60452 party of the second part.

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:

SEE LEGAL DESCRIPTION ATTACHED

PIN: 17-05-108-013 (Underlying Lot 37)

Common Address: 1427 North Bosworth, Chicago, Illinois

Subject to: Real estate taxes not yet due and payable; Declaration of Condominium Ownership Pursuant to the Illinois Condominium Property Act The 1427-1431 North Bosworth Condominium; easements, covenants, restrictions and building lines of record and as set forth in the Declaration and in the Plat of The 1427-1431 North Bosworth Condominium Association; applicable zoning and building laws or ordinances.

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 T.O. the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest:

Brian M. Granato, T.O.

By:

Bridgette W. Scanlan, AVP & T.O.

BOX 333-CTI

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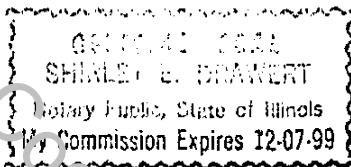
STATE OF ILLINOIS COUNTY OF COOK }

98005827 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
 Brian M. Granato of said Company, personally known to me to be the same persons
 whose names are subscribed to the foregoing instrument as such AVP & T.O. and T.O., respectively,
 appeared before me this day in person and acknowledge 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 T.O. did also then and there acknowledge that he as custodian of the corporate seal of said
 Company did affix the said corporate seal of said Company to said instrument as his 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 22nd day of December, 19 97.

Shirley E. Drawert
 NOTARY PUBLIC

PREPARED BY:
 Standard Bank & Trust Co.
 7800 W. 95th St.
 Hickory Hills, IL 60457



I hereby declare that the attached deed represents a
 true and correct copy of the original as filed in the
 office of the County Clerk of Cook County, Illinois
 on 12/22/97 at 10:00 AM. *[Signature]* of
 Section 200.1-206 of said ordinance.

I hereby declare that the attached deed represents a
 true and correct copy of the original as filed in the
 office of the County Clerk of Cook County, Illinois
 on 12/22/97 at 10:00 AM. *[Signature]* of
 Section 4, of the Real Estate Transfer Tax Act.

TRUSTEE'S DEED



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

LEGAL DESCRIPTION OF UNITS

UNITS 1427-1 AND 1427-2 IN 1427-1431 NORTH BOSWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 37 AND 38 IN BLOCK 6 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97935882 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. ALSO, THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACES P1 AND P2 AND STORAGE SPACES S1 AND S2 RESPECTIVELY AS A LIMITED COMMON ELEMENT AS DELINEATED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

ADDRESS OF PROPERTY: 1427 NORTH BOSWORTH, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 17-05-108-013 (UNDERLYING LOT 37)
[1427 N. BOSWORTH]

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Property of Cook County Clerk's Office

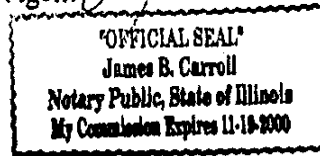
STATEMENT BY GRANTOR AND GRANTEE

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.

December 16, 1997

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and Sworn to before me this 16 day of December, 1997



[Handwritten Signature] NOTARY PUBLIC

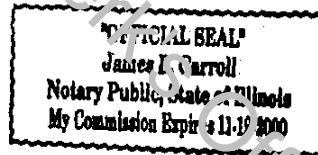
My commission expires: _____

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.

December 16, 1997

Signature: [Handwritten Signature] Grantee or Agent

Subscribed and Sworn to before me this 16 day of December, 1997



[Handwritten Signature] NOTARY PUBLIC

My commission expires: _____

NOTE: Any person who knowingly submits as 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.

(Attached 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.)

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