

# UNOFFICIAL COPY

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Cook County Recorder

25.50

## TRUSTEE'S DEED

THIS INDENTURE, dated 2-23-98 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated 1-12-82

known as Trust Number 174 party of the first part, and

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(Reserved for Recordors Use Only)

VALERIE S. KRAUSS AS TRUSTEE OF THE VALERIE S. KRAUSS DECLARATION OF TRUST, DATED JANUARY 14, 1993

1825 CLOVER DR., INVERNESS, IL 60067

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 1825 CLOVER DR., INVERNESS, IL 60067

Property Index Number 02-29-201-007

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 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally,

PREPARED BY:  
AMERICAN NATIONAL BANK  
& TRUST COMPANY OF CHICAGO  
33 NORTH LASALLE ST.,  
CHICAGO IL 60600

By: MARK DEGRAZIA, TRUST OFFICER

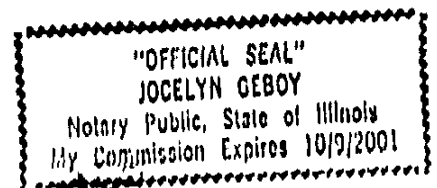
American National Bank and Trust Company of Chicago as Successor Trustee to NBO Bank

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify ) MARK DEGRAZIA an officer of American National Bank and Trust Company of Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, dated March 12, 1998.

JOCELYN GEBUY  
NOTARY PUBLIC



MAIL TO: Shestey's Franchise, Ltd  
444 N Michigan Ave #2500  
Chicago, Ill. 60644

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## LEGAL DESCRIPTION

Lot 10 in Arthur T. McIntosh and Company's Lake Inverness, a Subdivision of parts of Sections 20, 21, 28 and 29, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof, recorded January 31, 1977 as Document 23805188 in Cook County, Illinois.

Permanent Index Number: 02-29-201-007

Commonly Known As: 1825 Clover Drive, Inverness, Illinois 60067

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

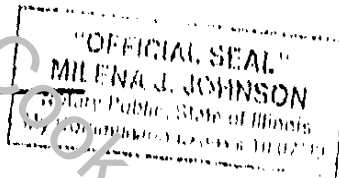
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3-16, 1998

Signature: Marie A. Vrabie, agent  
Grantor or Agent

Subscribed and sworn to before  
me by the said agent,  
this 16 day of March, 1998.

Milena J. Johnson  
Notary Public



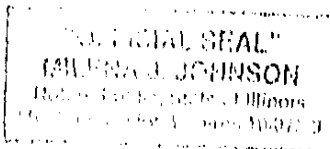
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3-16, 1998.

Signature: Marie A. Vrabie, agent  
Grantee or Agent

Subscribed and sworn to before  
me by the said agent,  
this 16 day of March, 1998.

Milena J. Johnson  
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.)