

TRUSTEE'S DEED



The above space for recorders use only

THIS INDENTURE, Made this 24TH day of MARCH, 19 98,  
between OXFORD BANK & TRUST, 1100 West Lake Street, Addison, Illinois 60101, an Illinois Corporation,  
as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement  
dated SEPTEMBER 10, 1997 and known on its records as Trust No. 591, party of the first part,  
and

..... PATRICIA B. KOLBER .....  
..... 2128. NORTH RACINE .....  
..... CHICAGO, ILLINOIS ..... of

..... party(ies) of the second part,  
WITNESSETH, That said party of the first part, in consideration of the sum of Ten and zero/100ths  
(\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey unto said  
party(ies) of the second part, the following described real estate, situated in COOK County,  
Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,  
SUBJECT ONLY TO EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

COMMON ADDRESS: 2245 N. MAGNOLIA AVENUE, CHICAGO, ILLINOIS 60614

PIN: 14-32-113-006-0000

This space for affixing Riders and Revenue Stamps

7721059 S. Gross D2 1072

4

\* 04453 CITY OF CHICAGO \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* DEPT. OF \*  
\* REVENUE MAR31'98 \*  
\* PB.11193 \*  
828.00 \*

\* 04452 CITY OF CHICAGO \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* DEPT. OF \*  
\* REVENUE MAR31'98 \*  
\* PB.11193 \*  
919.00 \*

\* 04455 CITY OF CHICAGO \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* DEPT. OF \*  
\* REVENUE MAR31'98 \*  
\* PB.11193 \*  
999.00 \*

together with the tenements and appurtenances there unto belonging.  
TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit  
and behoof forever of said party(ies) of the second part.  
SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and  
restrictions of record.

BOX 333 CT1

UNOFFICIAL COPY

00051005

This deed is executed pursuant to and in the exercise of the 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 conveying the above described premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be herelo 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.

OXFORD BANK & TRUST  
Trustee as aforesaid.

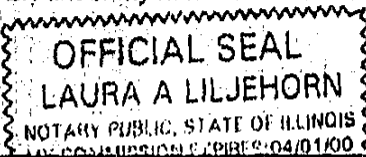
STATE OF ILLINOIS }  
COUNTY OF DU PAGE } SS.

By Irene S. Nowicki  
Assistant Vice President & Trust Officer

Attest: [Signature]  
Vice President

I, the undersigned, A NOTARY PUBLIC in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer of OXFORD BANK & TRUST and the above named Vice President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President 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 Corporation, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24 day of March, 19 98



Laura A. Liljehorn  
Notary Public.

PLEASE MAIL TO:  
Joel Chupack  
Helenich & Wagner, P.C.  
205 W. Randolph St. - #1750  
Chicago, IL 60606

MAIL SUBSEQUENT TAX BILLS TO:  
Resideo  
70 W. Madison St. - Suite 777  
Chicago, IL 60606

This Document Prepared By:  
**Irene S. Nowicki**  
Trust Officer  
**OXFORD BANK & TRUST**  
1100 West Lake Street  
Addison, IL 60101  
(708) 629-5000

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EXHIBIT A

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## LEGAL DESCRIPTION

Lot 43 and the South 1/2 of Lot 44 in Block 8 in George Ward's SubBlock 12 in Sheffield's Addition to Chicago, being a subdivision of Northeast 1/4 of the Northwest 1/4 of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

CITY OF CHICAGO \*  
REAL ESTATE TRANSACTION TAX \*  
DEPT. OF REVENUE MAR 31 '98 \*  
999.00 \*

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE \* \* \*  
510.00  
RD. 10096

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAR 31 '98 \*  
255.00

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Property of Cook County Clerk's Office

EXHIBIT B

Subject only to:

- (a) covenants, conditions, and restrictions of record;
- (b) private, public and utility easements and roads and highways, if any;
- (c) party wall rights and agreements, if any;
- (d) special taxes or assessments for improvements not yet completed;
- (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed;
- (f) general taxes for the year 1997, second installment and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1998 and thereafter.

Property of Cook County Clerk's Office

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