

TRUSTEE'S DEED

(Joint Tenancy)

UNOFFICIAL COPY 79798319

7196/0026 53 001 Page 1 of 3
1999-08-20 10:27:31
Cook County Recorder 25.50

THIS INDENTURE, Made this 21st day of July,
1999, between CITIZENS BANK-ILLINOIS, N.A., f/k/a
COMMERCIAL NATIONAL BANK OF BERWYN,
Berwyn, Illinois, a national banking association, 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 28th day
of April, 1987, and known as Trust Number
870058, party of the first part, and JODINE KURTZER

and SCOTT NELSON
_____ , parties of the second part.

Address of Grantees: Unit 302, 7650 W. Altgeld Avenue
Elmwood Park, IL.

WITNESSETH, that said party of the first part, in consideration of the
sum of TEN and NO/100 Dollars (\$ 10.00),
and other good and valuable considerations in hand paid, does
hereby convey and quitclaim unto said parties of the second part,
not as tenants in common, but as Joint Tenants, the following
described real estate, situated in Cook County,
Illinois, to wit:

(Above space for Recorder's use only)

Unit No. 302 as delineated on the Plat of Survey of the following
described parcel of real estate: Lots 1, 2, 3 and 4 in Block 25
in First Addition to Ellsworth, being a Subdivision of all that
part of the East half of the South West quarter of Section 25,
Township 40 North, Range 12, East of the Third Principal Meridian
lying South of the Center Line of Grand Avenue (except for the
right of way of the Chicago, Milwaukee and St. Paul Railroad and
except Block 26 in First Addition to Ellsworth (foresaid), all in
Elmwood Park, in Cook County, Illinois, which Survey is attached
as Exhibit "A" to Declaration made by Pioneer Bank and Trust
Company, a Corporation of Illinois, as Trustee Under Trust
Agreement dated November 1, 1978 and known as Trust Number 21515,
recorded in the Office of the Recorder of Deeds of Cook County,
Illinois, as Document 25176289, together with a 1.6206 percent
interest in said parcel (excepting from said parcel all the Units
thereof as defined and set forth in said Declaration and Survey)
in Cook County, Illinois.

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said
parties of the second part not in tenancy in common, but in Joint Tenancy, and to the proper use, benefit and
behof of said parties of the second part forever.

Permanent Real Estate Index Number: 12-25-325-006-0000

Address of Real Estate: Unit 302, 7650 West Altgeld Avenue, Elmwood Park, IL.

UNOFFICIAL COPY

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Grantor 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 any and all liens and items of record in said county affecting said real estate or any part thereof at the date of the 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 duly designated Officers, the day and year first above written.

CITIZENS BANK-ILLINOIS, N.A., f/k/a

COMMERCIAL NATIONAL BANK OF BERWYN
as Trustee as aforesaid and not individually

By Carol Ann Weber

CAROL ANN WEBER, Assistant Vice President/Trust Officer

ATTEST:

CRAIG FINCK

Assistant Secretary

Return to
Wheatland Title
39 Mill St.
Montgomery IL 60538

STATE OF ILLINOIS)

COUNTY OF Cook)

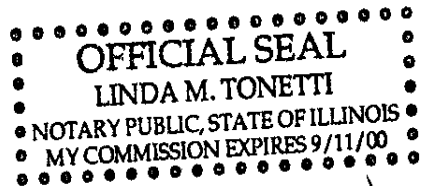
ss:

* CITIZENS BANK-ILLINOIS, N.A., f/k/a

I, Linda M. Tonetti, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol Ann Weber, Assist. Vice President/Trust Officer of COMMERCIAL NATIONAL BANK OF BERWYN, and Craig Finck, Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assist. Vice President/Trust Officer and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he/she as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of August, 19 99.

Linda M. Tonetti
Notary Public



This instrument was prepared by:
Carol Ann Weber, Trust Officer
Citizens Bank-Illinois, N.A.
3322 S. Oak Park Avenue, Berwyn, IL. 60402

HC9900-3664 (LOFD)

MAIL TO:

RETURN TO:
Wheatland Title
39 Mill Street
Montgomery, IL 60538

or RECORDER'S BOX NO. 61286266

UNOFFICIAL COPY
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 7-22, 1999 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said _____,
this 22nd day of July, 1999

Notary Public Victoria M. Garland

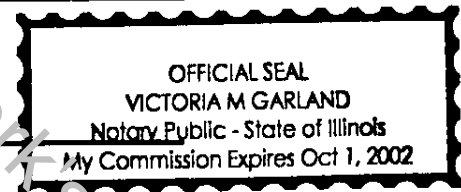


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate under the laws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

Dated 7-22, 1999 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said _____,
this 22nd day of July, 1999

Notary Public Victoria M. Garland



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)