

Edventage Title
98-2045

UNOFFICIAL COPY

99012097

TRUSTEE'S DEED

04/0105 07 001 Page 1 of 3
1999-01-06 16:34:00
Cook County Recorder 25.00



THIS INDENTURE, dated this
24th day of June,
19 98, between FIRST STATE
BANK AND TRUST COMPANY OF
PALOS HILLS, an Illinois banking
corporation, Palos Hills, 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 22nd day
of June, 19 96, and
known as Trust Number
1-239, party of the First

Part, and Andrew T. Harris,
parties of the Second Part.

Box for Recorder's Use Only

(Address of Grantees) 2052 W. Armitage, #A, Chicago, IL.

WITNESSETH, that the party of the First Part, in consideration of the sum of TEN AND NO/100
Dollars (\$ 10.00), and other good and valuable
considerations acknowledged and in hand paid, does hereby grant, sell and convey unto the parties of the Second Part, ~~as tenants in common, but as joint tenants with right of survivorship,~~ the following described real estate, situated INDIVIDUALLY
in Cook County, Illinois, to wit:
The North 19.75 feet of the South 20.75 feet of that part of the East 37.50 feet of the following
described tract: Lots 5, 6, 7, 8 and 9 in Block 9 in Sherman's Addition to Holstein, said addition
being a Subdivision of the South 1/2 of the East 1/2 of the Northwest 1/4 of Section 31, Township
40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
together with the tenements and appurtenances thereunto belonging. Property Address: 2052 W. Armitage #A
Chicago, IL.
Permanent Tax No. 14-31-139-004, 005, 006 and 007

TO HAVE AND TO HOLD the same unto said parties of the Second Part ^{INDIVIDUALLY} ~~as in tenancy in common, but in joint
tenancy with right of survivorship,~~ and to the proper use and benefit of said parties of the Second Part forever.

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 such trust agreement above-
mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any) of record in said county given to
secure the payment of money and remains unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the First Part caused its corporate seal to be hereto affixed, and has
caused its name to be signed to these presents by its (Assistant) Vice President and attested by its (Assistant) Secretary, the
day and year first above written.

ATTEST:

James P. Harris
Vice President & Cashier
This instrument was prepared by:
First State Bank and Trust
Company of Palos Hills
10360 S. Roberts Road
Palos Hills, IL. 60465
ADVANTAGE TITLE COMPANY
One Transam Plaza Drive, Suite 500
Oakbrook Terrace, IL 60181

FIRST STATE BANK AND TRUST COMPANY OF PALOS HILLS
as Trustee as aforesaid, and not personally.

Chairman of the Board, CEO & Trust Officer

FIRST STATE BANK & TRUST CO. OF PALOS HILLS
10360 S. Roberts Road
Palos Hills, Illinois 60465

RECORDING BOX 156

UNOFFICIAL COPY

STATE OF ILLINOIS

SS:

COUNTY OF Cook

I, Elaine Andreski a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marvin A. Siensa, Chmn. of Bd., CEO & Tr. Ofcr (Assistant) Vice President of FIRST STATE BANK AND TRUST COMPANY OF PALOS HILLS, and James P. Murphy, Vice President and Cashier (Assistant) Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~(Assistant) Vice President~~ 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 or she as custodian of the corporate seal of said Bank did affix said corporate seal of said Bank to said instrument as his or 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 24th day of June 19 98.



 NOTARY PUBLIC

After Recording Mail To:

FIRST STATE BANK AND TRUST
 COMPANY OF PALOS HILLS
 10360 S. ROBERTS ROAD
 PALOS HILLS, IL 60465

Attn: Elaine Andreski



Grantor also hereby grants to the Grantee, its successors and/or assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Covenants, conditions, easements and restrictions for the Armitage Park Townhouses made by First State Bank and Trust Company of Palos Hills, as Trustee under Trust Agreement dated June 22, 1996 and known as Trust No. 1-239, recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document NO. 98491837 and Grantor reserves to itself, its successors and/or assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length therein.

SUBJECT TO: General real estate taxes for 1997 and subsequent years, covenants, conditions, restrictions and easements of recprd; building lines; terms and provisions contained in and easements established by the Declaration of Covenants, Conditions, Restrictions and Easements for the Armitage Park Townhouses recorded June 11, 1998 as Document No. 98491837 as amended from time to time; covenants recorded May 6, 1997 as Document No. 97317016; and terms, conditions and provisions set forth in Driveway Easement recorded July 24, 1997 as Document No. 97536884.

Exempt under provisions of paragraph E
 Section 4, Real Estate Transfer Tax Act.

6/24/98 
 Date Buyer, Seller or Representative

Your Dedicated Community Bank
FIRST STATE BANK & TRUST CO. OF PALOS HILLS
 10360 S. Roberts Rd. • Palos Hills, IL 60465 • 708/430-5000 • Member FDIC

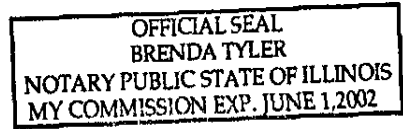
UNOFFICIAL COPY

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 6/24, 1998 Signature: [Signature]
Grantor or Agent

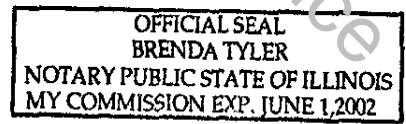
Subscribed and sworn to before me by the said 24th day of June, 1998.
Notary Public [Signature]



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 6/24, 1998 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said 24th day of June, 1998.
Notary Public [Signature]



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.]