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1999-01-20 13:10:36
Cook County Recorder 23.50



TRUSTEE'S DEED

MAIL RECORDED DEED TO:

NIKITA BALLARD

11809 S. LAFAYETTE

CHICAGO, ILL 60628

PREPARED BY:
FOUNDERS BANK
(SUCCESSOR BY MERGER TO
MOUNT GREENWOOD BANK)
TRUST DEPARTMENT
11850 So. Harlem Avenue
Palos Heights, IL 60463

Note: This space is for Recorder's Use Only

THIS INDENTURE, made this 23rd day of October, 1998, between FOUNDERS BANK (Successor by Merger to Mount Greenwood Bank), a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said FOUNDERS BANK (Successor by Merger to Mount Greenwood Bank) in pursuance of a trust agreement dated the 20th day of May, 1995 and known as Trust Number 5-1150 party of the first part, and NIKITA S BALLARD 12018 So. LaSalle Street, Chicago, IL party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

Lots 44 and 45 in Block 7 in Fallis and Gano's Addition to Pullman being a Subdivision of that part lying East of the West 49 Acres of the East 1/2 of the Southeast 1/4 of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-21-429-003 & 004

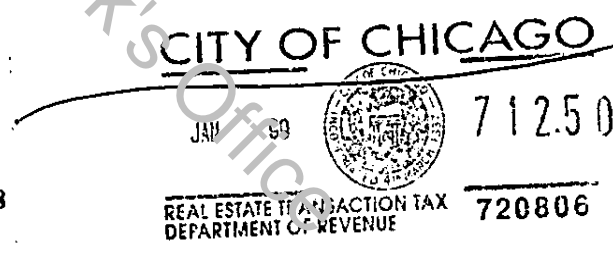
together with the tenements and appurtenances thereunto belonging.

COMMONLY KNOWN AS: 11809 S. Lafayette, Chicago, IL 60628

SUBJECT TO:

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 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 (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 thereto.



INTERCOUNTY TITLE 51546887

MAIL TO

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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/Trust Officer and attested to by its Banking Associate Manager the day and year first above written

FOUNDERS BANK (SUCCESSOR BY MERGER TO MOUNT GREENWOOD BANK)
as trustee aforesaid,

BY: Barbara J. Ralson
AVP/Trust Officer

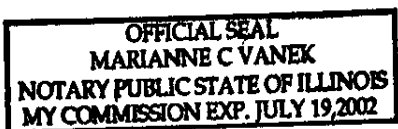
ATTEST: Lisa Schield
Banking Associate Manager

STATE OF ILLINOIS)

COUNTY OF COOK }

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Barbara J. Ralson and Lisa Schield, Officers of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP/Trust Officer and Banking Associate Manager, 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 company, for the uses and purposes therein set forth; and the said did also then and there acknowledge that she as custodian of the corporate seal of said Company, did affix the said corporate seal of said company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of October, 1998.



Marianne C. Vanek
Notary Public

NAME AND ADDRESS OF TAXPAYER:

COUNTY-ILLINOIS TRANSFER TAXES
EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT

DATE:

Buyer/Seller/Representative

