

UNOFFICIAL COPY 99181574

0031/0317 03 001 Page 1 of 2
1999-02-24 14:13:07
Cook County Recorder 23.00



**TRUSTEE'S DEED
TENANCY IN COMMON**

After Recording Mail to:

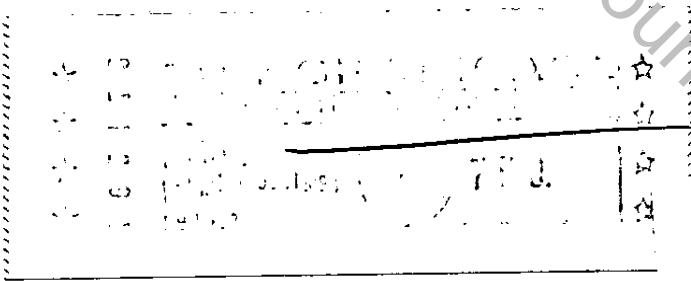
Name and Address of Taxpayer:
MER Kedzie L.L.C.
an Illinois Limited Liability Co.
c/o Craig Steven Development Co.
401 Huehl Rd Ste 1A
Northbrook, IL 60062

0122
575 29
800666

THIS INDENTURE, made this 19th day of January, 1999 between ALBANY BANK AND TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed by Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated, _____ and known as Trust Number 11-5318 Party of the First Part, and MER Kedzie L.L.C., an Illinois Limited Liability Co. Party of the Second Part; WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Parties of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

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sw

Lot 5 in Block 1 in William E/ Hatterman's Irving Park Boulevard Subdivision in the Northwest 1/4 of Section 24, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.



COOK NO. 016
2 8 6 5 6 5
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
F. 824 '9 DEPT. OF REVENUE 200.00
PR. 10686

PIN # 13-24-100-004

Property Address: 3145 West Irving Park Road, Chicago, IL 60618

together with the tenements and appurtenances thereunto belonging;
TO HAVE AND TO HOLD the same unto said Parties 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, SUBJECT, HOWEVER, to, the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines;

BOX 333-CTI

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building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any, easements of record, if any; and rights and claims of parties in possession.

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 Trust Officer and attested by its Vice President, the day and year first above written.

ALBANY BANK AND TRUST COMPANY N.A., As Trustee aforesaid

By: [Signature] Trust Officer

Attest: [Signature] Vice President

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above named Trust Officer and the above named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth,

Given under my hand and notarial seal, this 3rd day of February, 1999

[Signature]
Notary Public

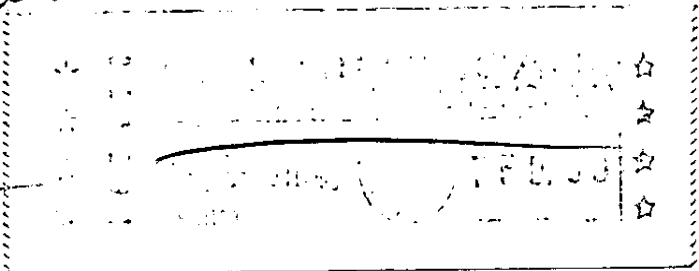


Illinois Transfer Stamp - Exempt under provisions of paragraph _____ section 4, Real Estate Transfer Act

_____ Dated _____
Buyer, Seller or Representative

Prepared by: Arnold Karzov, Albany Bank and Trust Company N.A. 3400 W. Lawrence Ave. Chicago, Illinois 60625

RETURN TO: JOEL S. KASANOV
SUITE 1A
401 HUEHL ROAD
NORTHBROOK, IL 60062



315205
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB 24 '99
p.o. 11427
100.00