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## CAROL MOSELEY BRAUN

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

Re: Certificate of Title No. 1324582 Vol. 2654-2 Page 292  
Herbert N. Carr and Carol Carr, Debtors  
U. S. District Court in Bankruptcy Case No. 89 B 12960

Carol Moseley Braun  
Registrar of Titles  
Cook County, Illinois

Dear Ms. Braun:

I have examined proceedings in the United States District Court, Northern District of Illinois, Eastern Division, Case No. 89 B 12960 entitled In the Matter of Hubert N. Carr and Carol Carr involving the premises described in the foregoing Certificate of Title.

I have also examined documents and pleadings culminating in the issuance of a Trustee's Deed in accordance with an Order of Judge in Bankruptcy of said United States District Court by Leonard M. Groupe, Trustee appointed, and I find that title to premises aforesaid will be vested in:

RONALD L. WARD AND PATRICIA A. WARD,  
(married to each other, in Joint Tenancy)

Subject to:

1. All unpaid general taxes and special assessments shown by our tax search and all sales, forfeitures and withdrawals for unpaid general taxes and special assessments.
2. Possible Federal Tax Liens that may be disclosed by a search of the records in the Office of the Recorder of Deeds.
3. Right of any party interested by appeal, writ of error, proceedings to have set aside, modified or reversed within the time allowed by law the order entered by said Judge in Bankruptcy directing the Trustee Leonard M. Groupe, in the Estate of Hubert N. Carr and Carol Carr, Bankruptcy, to convey the property involved in accordance with the said Order.
4. Uncancelled memorials appearing on the outstanding Certificate of Title, including:
  - (a) Restrictions of Record,
  - (b) Mortgage (specifically mentioned by the Order, if any.)

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Certificate of Title No. 1324582  
Case No. 89 B 12960

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5. Upon registration of the following:

- (a) Certified copy of the Order approving the sale of said real estate of the Bankruptcy, Hubert Carr and Carol Carr,
- (b) Deed executed by Leonard M. Groupe, as trustee dated April, 1991, with surrender of Owner's Duplicate Certificate of Title; without surrender of Mortgagee's Duplicate Certificate of Title.

Very truly yours,

  
Eugene K. Bucharter  
Examiner of Titles

March 27, 1991  
vgi

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3956450

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 12<sup>TH</sup> day of April, 1991, between Leonard M. Groupe

as trustee under in bankruptcy for estate of Hubert N. Carr and Carol Carr, 89 B 12960  
~~dated this~~ outside of Ill, grantor and  
Ronald L. Ward and Patricia A. Ward, his  
wife, as joint tenants, grantees,

(NAME AND ADDRESS OF GRANTEE)

WITNESSETH, That grantor and, in consideration of the sum of One hundred thirty thousand

(The Above Space For Recorder's Use Only)

Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor and as trustee and of every other power and authority the grantor and hereunto enabling, do and hereby convey and quitclaim unto the grantee and, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 54 IN SAID HUGUELET'S 6TH ADDITION TO SOUTH HOLLAND BEING A RESUBDIVISION OF PART OF THE EAST 3/4 OF LOT 1 (IN SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN) WHICH LIES SOUTH OF THE CENTER LINE OF THE LITTLE CALUMET RIVER AND NORTH OF THE NORTH LINE OF HUGUELET'S 5TH ADDITION TO SOUTH HOLLAND, ACCORDING TO PLAT OF SAID HUGUELET'S 6TH ADDITION TO SOUTH HOLLAND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 27, 1974, AS DOCUMENT NO. 2760381, IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 29-24-308-010 Vol. 215

Address(es) of real estate: 16706 Clyde Avenue, South Holland, Illinois

IN WITNESS WHEREOF, the grantor and, as trustee and as aforesaid, and hereunto set and hand and seal and the day and year first above written.

Leonard M. Groupe (SEAL)  
as trustee as aforesaid

PLEASE PRINT OR  
TYPE NAME(S) BELOW  
SIGNATURE(S)

Leonard M. Groupe  
as trustee as aforesaid (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Leonard M. Groupe, as trustee in bankruptcy for the estate of Hubert N. Carr and Carol Carr, his wife personally known to me to be the same person and whose name and subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that and signed, sealed and delivered the said instrument as and h and free and voluntary act as such trustee and, for the uses and purposes therein set forth.

OFFICIAL SEAL  
LYNDA S. DEMBRASKI  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/2/92  
HERE

Given under my hand and official seal, this 12<sup>TH</sup> day of April 1991

Commission expires 19 Sept 20 1992  
NOTARY PUBLIC

This instrument was prepared by Leonard M. Groupe, 175 W. Jackson Blvd.,  
(NAME AND ADDRESS) Chicago, IL 60604

MAIL TO: MICHAEL SAMUELS  
(Name)  
720 OSTERMAN AVE  
(Address)  
DEARBORN IL 60015  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
RONALD L. WARD & PATRICIA A. WARD  
(Name)  
16706 S. CLYDE AVE  
(Address)  
SOUTH HOLLAND IL 60423  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP - APR 1991  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR 1991  
DEPT OF REVENUE  
130.00  
65.00  
7257

3956450

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TRUSTEES DEED

As Trustee

TO

3  
132-4582

IN DUPLICATE

3956450

1991 APR 12 PM 2:59  
CAROL MESSER T. BRANN  
REGISTRAR OF TITLES

3956450

Age of Grantor

Address

Husband

Wife

Sub: 3956450

Address

Definitive Reference to

Recorded in

Sig. Card

GREATER ILLINOIS  
TITLE COMPANY  
BOX 116  
# 467697

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