

UNOFFICIAL COPY

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2001-08-21 09:05:02

Cook County Recorder 25.50

TRUSTEE'S DEED

COOK COUNTY

RECORDER

EUGENE "GENE" MOORE

BRIDGEVIEW OFFICE



80-18-302-2153

THIS INSTRUMENT, made this 9th day of August, 2001, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 15th day of January, 1987, and known as Trust No. 87-230, party of the first part, and IAN A. KAPLAN and HELENE T. KAPLAN, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, of 403 Arquilla Drive, Glenwood, IL 60425, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, IAN A. KAPLAN and HELENE T. KAPLAN, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

P.I.N. 27-35-401-025-0000

Commonly known as 8103 Nielsen Drive, Tinley Park, IL 60477

Subject to general real estate taxes not yet due or payable and all easements, covenants, conditions and restrictions of record, if any.

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; building, liquor and other restrictions of record, if any; party walls, 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.

3P

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.

STATE BANK OF COUNTRYSIDE

as Trustee as aforesaid

By Joan Micka
Attest Andrew R. Soucek

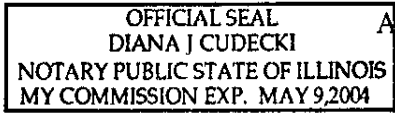
STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

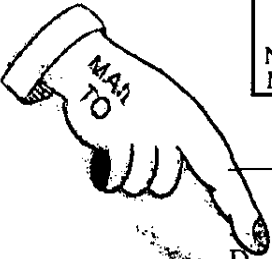
Joan Micka
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and Andrew R. Soucek of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President, 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 Bank, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 9th day of August 2001.



Diana J. Cudecki
Notary Public





D Name Edward A. Tominov
E
L Street 19958 Terrence Ave.
I
V City Lynwood, IL 60411
E
R Or:
Y Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

8103 Nielsen Drive
Tinley Park, IL 60477

*Mail no bills to:
FAN & Helene Kaplan
8103 Nielsen Dr.
Tinley Park, IL 60477*

STATE TAX  COOK COUNTY	STATE OF ILLINOIS	# 0000006158	REAL ESTATE TRANSFER TAX
	AUG. 20. 01		00170.00
			FP 35 1009

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000006063	REAL ESTATE TRANSFER TAX
	AUG. 20. 01		00085.00
			FP 35 1021

PARCEL 1:

THAT PART OF LOT 21 IN AVONDALE MEADOWS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF LOTS 14, 15, 16 AND 17 IN AVONDALE MEADOWS SUBDIVISION PHASE 1, ACCORDING TO THE PLAT OF SUBDIVISION THEREOF RECORDED AUGUST 18, 1999 AS DOCUMENT NO. 99-789515 IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 28 DEGREES 23 MINUTES 21 SECONDS EAST 19.00 FEET ALONG THE NORTHEAST LINE OF SAID LOT 21; THENCE SOUTH 61 DEGREES 36 MINUTES 39 SECONDS WEST 44.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 23 MINUTES 2 SECONDS EAST 85.00 FEET; THENCE SOUTH 61 DEGREES 36 MINUTES 18 SECONDS WEST 30.50 FEET; THENCE NORTH 28 DEGREES 23 MINUTES 21 SECONDS WEST 85.00 FEET; THENCE NORTH 61 DEGREES 36 MINUTES 39 SECONDS EAST 30.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PAREL 1 OVER AND UPON COMMON AREAS AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 99-824542, AND AS AMENDED BY DOCUMENT 0010-549011.