

UNOFFICIAL COPY

0010821300

7420/0087 18 001 Page 1 of 3

2001-09-05 09:23:26

Cook County Recorder 25.00



0010821300

CA

TRUSTEE'S DEED

ALL

MJ8321103 CPA
0521070863AAL

THIS INDENTURE, made this 2nd 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 27th day of May, 1999, and known as Trust No. 99-2061, party of the first part, and JAMES MONAGLE, individually, of 6760 Fairmont Avenue, Downers Grove, IL 60516, 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, JAMES MONAGLE, individually, the following described real estate, situated in Cook County, Illinois:

3

See Legal Description attached.

P.I.N. 18-29-204-017 and 18-29-204-016

Commonly known as vacant lots at 74th Street & Sunset Avenue, LaGrange, IL 60525

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.

BOX 333-CTI

UNOFFICIAL COPY

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
Attest

Joan Micka
[Signature]

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 Susan L. Jutzi 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 2nd day of August 2001.

OFFICIAL SEAL
DIANA J CUDECKI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 9, 2004

Diana J. Cudecki
Notary Public

10821300

D
E
L
I
V
E
R
Y

Name *Jim Manyle*
Street *6760 Farmout Ave.*
City *Aurora Grove*
Or:
Recorder's Office Box Number

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

74th Street & Sunset Avenue
LaGrange, IL 60525

STATE OF ILLINOIS

AUG. 31. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014306

REAL ESTATE
TRANSFER TAX

0014500

FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 31. 01

REVENUE STAMP

0000014333

REAL ESTATE
TRANSFER TAX

0007250

FP 102802

UNOFFICIAL COPY

STREET ADDRESS: 74TH AND SUNSET AVENUES

CITY: LAGRANGE

COUNTY: COOK

TAX NUMBER: 18-29-204-017-0000

18-29-204-016-0000

LEGAL DESCRIPTION:

PARCEL 1

A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 01 DEGREE 49 MINUTES 37 SECONDS WEST (AN ASSUMED BEARING) ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 695.36 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 47TH STREET; THENCE SOUTH 88 DEGREES 27 MINUTES 28 SECONDS WEST, ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTH RIGHT-OF-WAY LINE OF 74TH STREET, A DISTANCE OF 1056.09 FEET TO THE SOUTHWEST CORNER OF THE EASTERLY 82.00 FEET OF THE SOUTH 1/2 OF LOT 1 IN A SUBDIVISION OF THE WEST THREE-QUARTERS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, ACCORDING TO THE PLAT RECORDED MAY 7, 1925 AS DOCUMENT 8903425 IN COOK COUNTY, ILLINOIS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 27 MINUTES 28 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 190.46 FEET; THENCE NORTH 46 DEGREES 42 MINUTES 09 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.91 FEET TO THE INTERSECTION OF SAID LINE WITH THE EAST RIGHT-OF-WAY LINE OF SUNSET DRIVE; THENCE NORTH 01 DEGREE 51 MINUTES 46 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 121.46 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 28 SECONDS EAST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF 74TH STREET, A DISTANCE OF 240.70 FEET TO A POINT IN THE WEST LINE OF THE EASTERLY 81.00 FEET OF THE SOUTH 1/2 OF LOT 1 IN SAID SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF FILED MAY 7, 1925 AS DOCUMENT 8903425 IN THE COOK COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 01 DEGREES 46 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 171.46 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PART OF THE SOUTH 1/2 OF LOT 1 IN THE SUBDIVISION OF THE WEST THREE-QUARTERS OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1925 AS DOCUMENT 8903425 BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 20 MINUTES 48 SECONDS WEST, 81.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 52 MINUTES 32 SECONDS WEST ALONG A LINE 82.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 171.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 20 MINUTES 48 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 229.96 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 58 MINUTES 00 SECONDS WEST, 127.37 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID LOT 1; THENCE NORTH 88 DEGREES 20 MINUTES 48 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID SOUTH 1/2 OF LOT 1, A DISTANCE OF 113.54 FEET; THENCE SOUTH 68 DEGREES 05 MINUTES 28 SECONDS EAST, 138.38 FEET TO A LINE 82.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 01 DEGREES 52 MINUTES 32 SECONDS EAST ALONG SAID PARALLEL LINE, 72.05 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.