

UNOFFICIAL COPY

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2001-10-03 16:00:58  
Cook County Recorder 29.50



**TRUSTEE'S DEED**

**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE**

THIS INSTRUMENT, made this 1st day of October, 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 AVONDALE MEADOWS TOWNHOMES ASSOCIATION, 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, AVONDALE MEADOWS TOWNHOMES ASSOCIATION, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached.

P.I.N. 27-35-401-025-0000 (Lot 21) 27-35-401-026-0000 (Lot 22);  
27-35-401-027-0000 (Lot 23)

Commonly known as Common Area Part of Lots 21, 22 and 23 Avondale Meadows,  
Tinley Park, IL

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.

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:

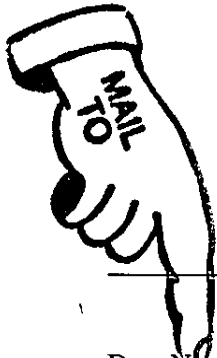
Joan Micka  
6734 Joliet Road  
Countryside, IL 60525

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 1st day of October, 2001

OFFICIAL SEAL  
JOAN A FANDL  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. JUNE 5, 2004

*Joan A Fandl*  
Notary Public



D Name Griffin and Gallagher  
E Street 10001 S. Roberts Road  
I City Palos Hills, IL 60465  
V 96600  
E Or:  
R Recorder's Office Box Number

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

Common Areas, Lot 21, 22 & 23  
Tinley Park, IL

Exempt under Real Estate Transfer Tax, Ill. Rev. Stat. Ch. 120, Section 1-1.1, ILCS 200/31-45  
Date 10-3 and Cook County  
Signature *[Signature]*

**UNOFFICIAL COPY****COMMON AREA PART OF LOT 21**

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 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 23 MINUTES 21 SECONDS EAST 85.00 FEET; THENCE SOUTH 61 DEGREES 36 MINUTES 18 SECONDS WEST 130.00 FEET; THENCE NORTH 28 DEGREES 23 MINUTES 21 SECONDS WEST 85.00 FEET; THENCE NORTH 61 DEGREES 36 MINUTES 39 SECONDS EAST 130.00 FEET TO THE POINT OF BEGINNING.

PTN: 27-35-401-025-0000

Common area part of lot 21, Avondale Meadows Subdivision Phase 2, Tinley Park, IL

**COMMON AREA PART OF LOT 22**

LOT 22 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 22; THENCE SOUTH 28 DEGREES 23 MINUTES 21 SECONDS EAST 24.00 FEET ALONG THE NORTHEAST LINE OF SAID LOT 22; THENCE SOUTH 61 DEGREES 36 MINUTES 39 SECONDS WEST 11.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 23 MINUTES 21 SECONDS EAST 80.50 FEET; THENCE SOUTH 61 DEGREES 36 MINUTES 18 SECONDS WEST 128.00 FEET; THENCE NORTH 28 DEGREES 23 MINUTES 21 SECONDS WEST 80.50 FEET; THENCE NORTH 61 DEGREES 36 MINUTES 39 SECONDS EAST 128.00 FEET TO THE POINT OF BEGINNING.

PTN: 27-35-401-026-0000

Common area part of lot 22, Avondale Meadows Subdivision Phase 2, Tinley Park, IL

# UNOFFICIAL COPY

## COMMON AREA PART OF LOT 23

THAT PART OF LOT 23 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 23; THENCE SOUTH 23 DEGREES 10 MINUTES 22 SECONDS EAST 40.00 FEET ALONG THE NORTHEAST LINE OF SAID LOT 23; THENCE SOUTH 72 DEGREES 18 MINUTES 22 SECONDS WEST 11.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 39 MINUTES 48 SECONDS EAST 81.00 FEET; THENCE SOUTH 72 DEGREES 18 MINUTES 22 SECONDS WEST 70.00 FEET; THENCE NORTH 17 DEGREES 39 MINUTES 48 SECONDS WEST 81.00 FEET; THENCE NORTH 72 DEGREES 18 MINUTES 22 SECONDS EAST 70.00 FEET TO THE POINT OF BEGINNING.

PTN: 27-35-401-027-0000

Common area part of Lot 23, Avondale Meadows Subdivision Phase 2, Tinley Park, IL

Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 2, 19 2001

Signature: [Signature]  
Grantor or Agent

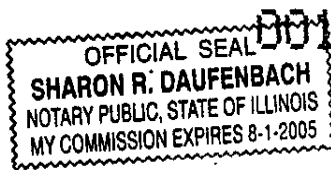
Subscribed and sworn to before me by the

said Debra L. Fickett

this 2nd day of October

19 2001.

[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 2, 19 2001

Signature: [Signature]  
Grantee or Agent

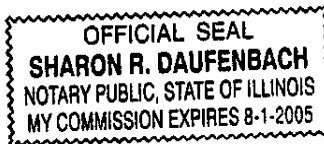
Subscribed and sworn to before me by the

said Debra L. Fickett

this 2nd day of October

19 2001.

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]