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2001-10-03 16:02:10
Cook County Recorder 27.50



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. 27-35-401-023-0000

Commonly known as Common Area Part of Lot 19, 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
L City: Palos Hills, IL 60465
I 96600
V Or:
E Recorder's Office Box Number
R
Y

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

Common Area, Lot 19
Tinley Park, IL

Exempt under Section 3-15 of the Illinois Tax Law 35 ILCS 200/31-45
sub par. 6 and 300-0.10 JRC 95-0-27 par.
Date 10-3-01 Sign. [Signature]

COMMON AREA PART OF LOT 19

LOT 19 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 NUMBER 99-789515 IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 19: THENCE SOUTH 28 DEGREES 23 MINUTES 21 SECONDS EAST 24.02 FEET ALONG THE NORTHEAST LINE OF SAID LOT 19; THENCE SOUTH 61 DEGREES 36 MINUTES 39 SECONDS WEST 11.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 23 MINUTES 21 SECONDS EAST 80.62 FEET; THENCE SOUTH 61 DEGREES 36 MINUTES 18 SECONDS WEST 127.43 FEET; THENCE NORTH 28 DEGREES 23 MINUTES 21 SECONDS WEST 80.62 FEET; THENCE NORTH 61 DEGREES 36 MINUTES 39 SECONDS EAST 1278.43 FEET TO THE POINT OF BEGINNING

Common area part of lot 19, Avondale Meadows Phase 2, Tinley Park, IL
PTN: , 27-35-401-023-0000

Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE
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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

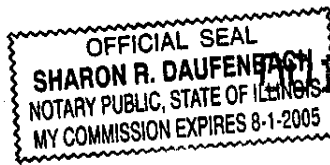
said Debra L. Fickett

this 2nd day of October

19 2001.

[Signature]
Notary Public

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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

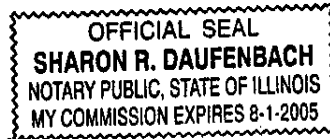
Subscribed and sworn to before me by the

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.]