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2000-04-03 11:55:26
Cook County Recorder 25.00

CTI 78543662/1/2
CS 20013994 ml



00231752

MAIL TO:

Joseph J. Matula and
Janice Hill Matula
~~10642~~ Ridgewood Drive
Palos Park, Illinois 60464
10551 RIDGEWOOD DR.
PALOS PARK, IL 60464

THIS INDENTURE MADE this 7th day of March, 2000, between **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a Trust Agreement dated the 19th day of November, 1986, and known as Trust Number 10783, party of the first part and Joseph J. Matula and Janice Hill Matula, his wife as joint tenants

whose address is 10642 Ridgewood Drive, Palos Park, Illinois 60464 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 345 in Phase Seven of Palos West, A Planned Unit Development, being a Subdivision of part of the North 1/2 of Section 32, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 23-32-209-006-0000
Common Address: 10642 Ridgewood Drive - Palos Park, IL 60464

SUBJECT TO: General real estate taxes for the year 1999 and subsequent years.

SUBJECT TO: All purchasers shall be responsible for maintenance of street lighting, parks and retention areas through their homeowner's association for Palos West. No out buildings or sheds will be allowed.

(see attached subject to) *ml/19*

BOX 333-CTI

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

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 T. O. S and attested by its A. L. T. O. the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest:

Joanne Esposito
Joanne Esposito, A. L. T. O.

By:

Patricia Ralphson
Patricia Ralphson, T. O.

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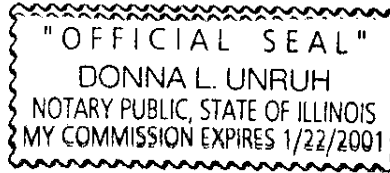
STATE OF ILLINOIS COUNTY OF COOK }

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the STANDARD BANK AND TRUST COMPANY and Joanne Esposito of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such T. O. and A. L. T. O, respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said A. L. T. O did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 7th day of March, 2000.

Donna L. Unruh
NOTARY PUBLIC

PREPARED BY:
Standard Bank & Trust Co.
7800 W. 95th St.
Hickory Hills, IL 60457



FENCES: No fence or other non-residential structure shall be erected or maintained on any lot in the Subdivision which shall restrict the view in any way from an adjoining lot in the Subdivision. Fences shall be allowed only in the rear yard of any lot. Said structures shall be no higher than four (4) feet, except for swimming pool enclosures, which in no event shall said fence protrude forward beyond the rear wall of the building, and shall be governed by local ordinances. Fences shall be limited to fifty percent (50%) opacity. Fencing materials shall be limited to painted or stained wood, wrought iron, aluminum, or vinyl coated cyclone fencing. No un-coated cyclone fences are allowed. In no event shall a fence protrude forward beyond the rear wall of a building and in the case of a corner lot, the fence shall not protrude forward beyond the rear wall of the building or the face of the building on either side fronting on a street. The fence, when necessary, should be designed to enhance rather than detract, from the overall appearance of the property.

Prior to the erection or installation of any fence, plans showing the specific location and specifications for same shall be submitted to the Architectural Review Committee for approval in accordance with the Declaration of Covenants, Conditions and Restrictions for said Subdivision.

TRUSTEE'S DEED



COOK CO. NO. 016 302362



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

MAR31'00 DEPT. OF REVENUE 133.00

329697

Cook County REAL ESTATE TRANSACTION TAX

REVENUE STAMP MAR31'00 p.b. 11427



66.50

STANDARD BANK AND TRUST CO. 7800 West 95th Street, Hickory Hills, IL 60457

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Subject to (continued):

\$2,000.00 deposit for street and street curb damage. Street and curbs will be video taped before construction will begin and deposit returned after building is occupied minus any cost for damages that may occur.

The building will have a minimum 2800 s.f. of living space excluding garage and basement.

The plans will be submitted to Orchard Hill Construction, L.L.C. for architectural review and approval. Construction will not start until approval has been given.

The building will have face brick on all sides to the eaves unless the design and material are approved by Orchard Hill Construction, L.L.C.

\$2,000.00 is required for foundation grade. The foundation grade will be set by Orchard Hill Construction, L.L.C. and to be verified on a spotted survey by the surveyor. The \$2,000.00 deposit will be returned when Orchard Hill Construction, L.L.C. receives the spotted survey.

Purchaser will be allowed 250 yards of black dirt to grade lot.

Purchasers will remove any excess soil or debris from subdivision at completion of construction.

Construction will begin within 180 days of closing.

Property of Cook County Clerk's Office