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2003-01-14 10:57:16
Cook County Recorder 28.00

MAIL TO:
ROBIN JESK
15150 S. CICERO AVE.
OAK FOREST, IL 60452



MAIL ~~TO~~ BILL TO:

Philip A. Gruzalski
Kathy H. Gruzalski
17018 Connor Court
Tinley Park, IL 60477

THIS INDENTURE MADE this 18 day of December, 2002, 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 8 day of November, 1984 and known as Trust Number 9315, party of the first part and Philip A. Gruzalski and Kathy H. Gruzalski, husband and wife, as tenants by the entirety and not as joint tenants or tenants in common whose address is 17018 Connor Court, Tinley Park, IL 60477 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 236 in Gallagher and Henry's Fairmont Village Unit 4B, being a Subdivision of part of the North 1/2 of Section 25, Township 36 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded May 18, 2000 as Document 00359328, in Cook County, Illinois.

P.I.N.: 27-25-224-013
Common Address: 17018 Connor Court, Tinley Park, IL 60477

SEE EXHIBIT A ATTACHED HERETO.

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

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest: Donna Diviero
Donna Diviero, A.T.O.

By: Patricia Ralphson
Patricia Ralphson, T.O.

BOX 333-CTI

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STATE OF ILLINOIS COUNTY OF COOK }

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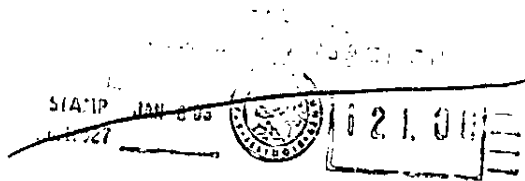
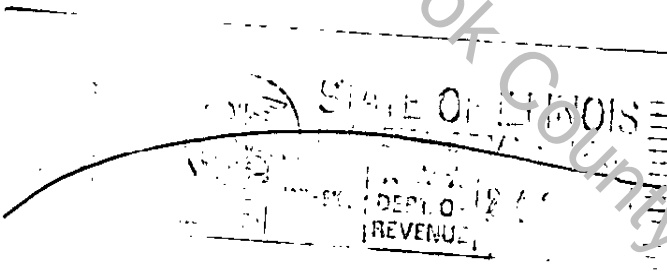
SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the **STANDARD BANK AND TRUST COMPANY** and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such T.O. and A.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.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 19th day of December, 2002.

Marlene Hebert
NOTARY PUBLIC

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

"OFFICIAL SEAL"
Marlene Hebert
Notary Public, State of Illinois
My Commission Expires 12-14-03



TRUSTEE'S DEED



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

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EXHIBIT A

30064555
SUBJECT TO: current non-delinquent real estate taxes and taxes for subsequent years, applicable zoning, use and building laws or ordinances; acts done or suffered by purchaser(s); Purchaser(s) mortgage, building line agreements; restrictions or conditions of record; utility and drainage easements of record; and

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 or galvanized cyclone fencing. 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 the same shall be submitted to Orchard Hill Construction, L.L.C. for written approval. NO FENCE SHALL BE INSTALLED WITHOUT THE EXPRESS WRITTEN CONSENT OF ORCHARD HILL CONSTRUCTION, L.L.C.

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