

# UNOFFICIAL COPY

Property Address:  
7800 W. Higgins, "C"  
Chicago, IL 60631



0311139032

Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 04/21/2003 10:13 AM Pg: 1 of 4

## TRUSTEE'S DEED (Individual)

*This Indenture*, made this 10th day of April, 2003, between *Parkway Bank and Trust Company*, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated October 15, 2001 and known as Trust Number 13088, as party of the first part, and JEAN M. RICCI, 7800 W. Higgins, "C", Chicago, IL 60631 as party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant sell and convey unto the said party of the second part all interest in the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A for Legal Description and PIN

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices and encumbrances of record and additional conditions, if any on the reverse side. <sup>This conveyance exempt under para. 4 sec.e of the IRETTA.</sup>

4/21/03

*Kevin W. Dillon*

DATED: 10th day of April, 2003.

Parkway Bank and Trust Company,  
as Trust Number 13088

By *Djane Y. Peszynski*  
Djane Y. Peszynski  
Vice President & Trust Officer

Attest:

*Jo Ann Kubinski*  
Jo Ann Kubinski  
Assistant Trust Officer



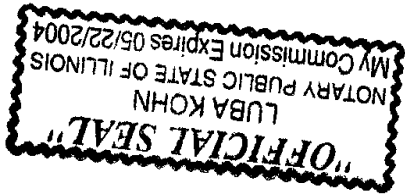
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Property of Cook County Clerk's Office

Address of Property  
7800 W. Higgins, "C"  
Chicago, IL 60631

MAIL TO:  
JEAN M. RIGCI  
7800 W. Higgins, "C"  
Chicago, IL 60631  
6730 W. HIGGINS AVE  
CHGO IL 60631

This instrument was prepared by: Jo Ann Kubinski  
4800 N. Harlem Avenue  
Harwood Heights, Illinois 60706



*Luba Kohn*  
Notary Public

Given under my hand and notary seal, this 10th day of April 2003.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Diane Y. Peszynski, Vice President & Trust Officer and Jo Ann Kubinski, Assistant Trust Officer personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS )  
) SS.  
) COUNTY OF COOK )

**UNOFFICIAL COPY**

STREET ADDRESS: 7800 W. HIGGINS UNIT C  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 12-01-311-081-0000

**LEGAL DESCRIPTION:**

## PARCEL 1:

THE NORTH 21 FEET OF THE SOUTH 82.24 FEET (AS MEASURED ALONG AND AT RIGHT ANGLES TO THE WEST LINE THEREOF) OF THE EAST 50.71 FEET OF THE WEST 120.72 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION) OF THAT PART OF LOT 2 LYING NORTH OF THE NORTHERLY LINE OF HIGGINS ROAD IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT NORTH 358 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) IN COOK COUNTY, ILLINOIS

## PARCEL 2:

THAT PART OF THE FOLLOWING DESCRIBED TRACT:

THE NORTH 19 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF THE WEST 120.72 FEET OF THE EAST 395.41 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) OF WEST 120.72 FEET OF THE EAST 395.41 FEET AS (MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION) OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 358.0 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE ABOVE DESCRIBED TRACT 84.33 FEET OF THE NORTHWEST OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 11.31 FEET THENCE SOUTH WESTERLY TO A POINT IN THE SOUTH LINE OF SAID TRACT 79.17 FEET EAST OF THE SOUTH WEST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT 11.31 FEET; THENCE NORTH EASTERLY TO THE POINT OF BEGINNING

## PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED APRIL 19, 1963 AND RECORDED APRIL 22, 1963 AS DOCUMENT NUMBER 18775486 MADE BY HIGGINS-CANFIELD BUILDING CORPORATION, AN ILLINOIS CORPORATION, AS CREATED BY MORTGAGE FROM HIGGINS-CANFIELD BUILDING CORPORATION AND AS CREATED BY MORTGAGE FROM HIGGINS CANFIELD CORPORATION TO ST. PAUL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO DATED APRIL 23, 1963 AND RECORDED JUNE 2, 1963 AS DOCUMENT NUMBER 18785084 AND AS CREATED BY THE DEED FROM HIGGINS CANFIELD CORPORATION TO MICHAEL V. CLATCH AND NOREEN L. CLATCH, HIS WIFE, DATED JUNE 1, 1964 AND RECORDED JUNE 25, 1964 AS DOCUMENT 19166581 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND DRIVE OVER AND ACROSS THE WEST 18.0 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF (EXCEPT THE NORTH 30.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) AND THE SOUTH 11.0 FEET OF THE NORTH 30.0 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF)

## ALSO

EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 3.50 FEET OF THE WEST 69.71 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF (EXCEPT THE NORTH 30.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF)

## ALSO

THE EAST 3.50 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF (EXCEPT THE NORTH 30.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) ALL OF THE ABOVE EASEMENT FALLS IN THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 120.72 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS ROAD ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION) OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 358.0 FEET OF THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) IN COOK COUNTY, ILLINOIS

**SUBJECT TO: REAL ESTATE TAXES AND CONDITIONS, RESTRICTIONS, AND COVENANTS OF RECORD.**

# UNOFFICIAL COPY



## EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

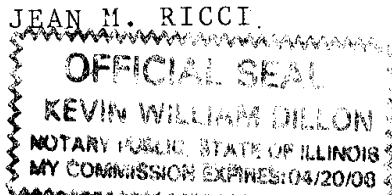
### GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 title to real estate under the laws of the State of Illinois.

Dated April 10, 20 03

Signature: *Jean M. Ricci*  
Grantor or Agent

Subscribed and sworn to before me  
By the said JEAN M. RICCI  
This 10th day of April, 20 03  
Notary Public *Kevin William Dillon*

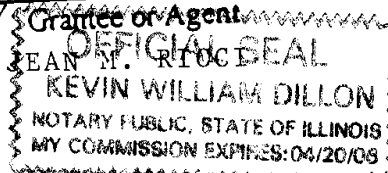


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 10, 20 03

Signature: *Jean M. Ricci*  
Grantee or Agent

Subscribed and sworn to before me  
By the said JEAN M. RICCI  
This 10th day of April, 20 03  
Notary Public *Kevin William Dillon*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)