

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/14/2003 10:07 AM Pg: 1 of 3

MAIL TO:
Marian F. Keating
7442 170th Place
Tinley Park, IL 60477

C.T.I./CY

8110687142

CS 23051875m

THIS INDENTURE MADE this 14 th day of April, 2003, 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 8th day of November, 1984 and known as Trust Number 9315 party of the first part and Marian F. Keating, an unmarried person.

whose address is 7442 170th Place, 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, do 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 252 IN GALLAGHER & 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, IN COOK COUNTY, ILLINOIS.

P.I.N.: 27-25-230-006
Common Address: 7442 170th Place, 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 TO and attested by its ATO 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-CTT

UNOFFICIAL COPY

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
Donna Diviero of said Company, personally known to me to be the same persons
 whose names are subscribed to the foregoing instrument as such TO and ATO , 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 ATO 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 14 day of April, 2003

Richard M. C. Strachan, LLC
Virginia Lukomski
 NOTARY PUBLIC

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

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

STATE OF ILLINOIS
 APR 23 03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 000008179
 REAL ESTATE TRANSFER TAX
 00267.50
 FP 102808

REAL ESTATE TRANSFER TAX
 0013375
 FP 102802
 # 000008326

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 APR. 23. 03
 REVENUE STAMP
 COUNTY TAX

TRUSTEE'S DEED



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

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EXHIBIT A

SUBJECT TO: Current non-delinquent real estate taxes and taxes for subsequent years; building line agreements; covenants, conditions and restrictions of record; utility and drainage easements of record; applicable zoning, use and building laws or ordinances; acts done or suffered by the purchasers; purchasers mortgage;

SUBJECT TO: 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 same shall be submitted to Orchard Hill Construction, L.L.C. for written approval. **NO FENCE SHALL BE INSTALLED** without the express written consent from ORCHARD HILL CONSTRUCTION, L.L.C.

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Property of Cook County Clerk's Office