



Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 06/28/2003 09:20 AM Pg: 1 of 7



TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY

DANIEL N. WLODEK

WESTERN SPRINGS NATIONAL BANK

AND TRUST - Trust Department

4456 Wolf Road, Western Springs, Illinois 60558

8135581
DN MS

THIS INDENTURE, made this 18th day of June, 2003, between **WESTERN SPRINGS NATIONAL BANK AND TRUST**, a national banking association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of certain Trust Agreements, dated the 13th day of **March, 1999**, and known as Trust Number **3681**, party of the first part, and **CRYSTAL LANDINGS L.L.C.**, an Illinois Limited Liability Company; parties of the second part, whose address is: c/o **2648 Dempster Street, Park Ridge, IL 60068** -

WITNESSETH, that said party of the first part, in consideration of the sum of **Ten and No/100 Dollars**, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in **COOK** County, Illinois, to-wit:

SEE LEGAL DESCRIPTION RIDER "EXHIBIT A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN

PERMANENT INDEX NOS. 09-15-307-169-0000, 09-15-307-170-0000, 09-15-307-171-0000, and 09-15-307-172-0000

c/k/a: **2604-2644 Dempster Street, Park Ridge, Illinois 60068**

THIS TRANSACTION IS EXEMPT FROM
TRANSFER TAXATION PURSUANT TO
35 ILCS 200/31-45(e)

W. T. Moore DATE: 6-18-03

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in 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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

BOX 333-CTI



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. **21725**

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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 duly authorized officers, the day and year first above written.



WESTERN SPRINGS NATIONAL BANK AND TRUST,
as Trustee, as aforesaid, and not personally,

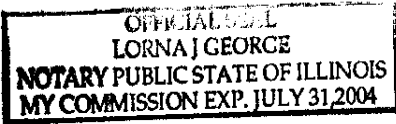
By *[Signature]*
DANIEL N. WLODEK/VICE-PRESIDENT/TRUST OFFICER

Attest *[Signature]*
VANCE E. HALVORSON/SENIOR VICE-PRESIDENT

STATE of ILLINOIS
COUNTY of COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the persons whose names are subscribed to this deed are personally known to me to be the duly authorized officers of WESTERN SPRINGS NATIONAL BANK AND TRUST, and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal, Date: June 18, 2003



Notary Public *[Signature]*

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NAME 96 SAM MARKOS
STREET 2648 Dempster
CITY PARK RIDGE, IL 60068

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER _____

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE:

2604-2644 Dempster Street
Park Ridge, Illinois 60068

MAIL SUBSEQUENT TAX BILLS TO:

2648 Dempster
Park Ridge, IL 60068

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LEGAL DESCRIPTION RIDER - EXHIBIT "A"

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, AND SAID LINE EXTENDED NORTH TO SAID CENTER LINE OF BALLARD ROAD (EXCEPTING FROM THE ABOVE DESCRIBED TRACT THEREOF LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE AFOREDESCRIBED EASTERLY LINE OF SAID TRACT, THRU A POINT ON SAID EASTERLY LINE 1069.63 FEET SOUTH, AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, AND EXCEPTING ALSO THE WEST 33 FEET AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE OF SAID TRACT AND EXCEPTING ALSO THE SOUTH 50.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT); EXCEPT FROM THE ABOVE DESCRIBED PREMISES THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50.0 FEET (MEASURED AT RIGHT ANGLES) AND THE EAST LINE OF THE WEST 33 FEET (MEASURED AT RIGHT ANGLES) OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 33 FEET AFORESAID, 100.17 FEET; THENCE EAST AT RIGHT ANGLES THERETO, 203.83 FEET; THENCE SOUTH ALONG A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, 204.09 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, 204.09 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EAST LINE OF THE PREMISES HERETOFOR DESCRIBED 87.69 FEET SOUTH OF THE NORTHEAST CORNER OF THE PREMISES AFORESAID; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 152.61 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 1.50 FEET; THENCE WEST AT RIGHT ANGLES THERETO 78.89 FEET, MORE OR LESS, TO A POINT IN A LINE 231.50 FEET (MEASURED AT RIGHT ANGLES) WEST OF AND PARALLEL WITH THE EAST LINE OF PREMISES AFORESAID; THENCE SOUTH ALONG SAID PARALLEL LINE 213.49 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LAND AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN RECIPROCAL PARKING INGRESS AND EGRESS EASEMENT AGREEMENT DATED OCTOBER 31, 1979 AND RECORDED NOVEMBER 15, 1979 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 25242472 OVER THE FOLLOWING LEGALLY DESCRIBED PROPERTY (EXCEPTING THE IMPROVEMENTS THEREON): THAT

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LEGAL DESCRIPTION RIDER - EXHIBIT "A"

(continued)

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO SAID CENTER LINE OF BALLARD ROAD (EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE AFORESAID EASTERLY LINE OF SAID TRACT, THROUGH A POINT ON SAID EASTERLY LINE 1069.63 FEET SOUTH, AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD AND EXCEPTING ALSO THE WEST 33 FEET AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE OF SAID TRACT AND EXCEPTING ALSO THE SOUTH 50.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT), EXCEPT FROM THE ABOVE DESCRIBED PREMISES THAT PART LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EAST LINE OF THE PREMISES HEREINABOVE DESCRIBED 87.69 FEET SOUTH OF THE NORTHEAST CORNER OF THE PREMISES AFORESAID; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 152.61 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 1.50 FEET; THENCE WEST AT RIGHT ANGLES THERETO 78.89 FEET, MORE OR LESS, TO A POINT IN A LINE 231.50 FEET (MEASURED AT RIGHT ANGLES) WEST OF AND PARALLEL WITH THE EAST LINE OF PREMISES AFORESAID; THENCE SOUTH ALONG SAID PARALLEL LINE 213.49 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF PREMISES AFORESAID, IN COOK COUNTY, ILLINOIS.

AND THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 50.0 FEET (MEASURED AT RIGHT ANGLES) AND THE EAST LINE OF THE WEST 33 FEET (MEASURED AT RIGHT ANGLES) OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 33 FEET AFORESAID, 140.17 FEET; THENCE EAST AT RIGHT ANGLES THERETO, 203.83 FEET; THENCE SOUTH ALONG A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, 204.09 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF DEMPSTER STREET 204.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached Deed for recording.



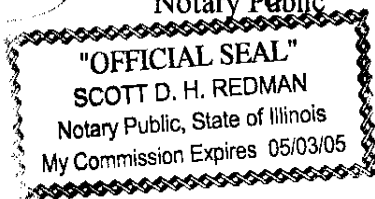
Sam Markos

SUBSCRIBED and SWORN to before me

this 18th day of June, 2003.



Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

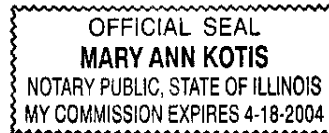
Dated: June 18, 2003

Signature: Bea Klain, Jt

SUBSCRIBED and SWORN to before me

this 18 day of June, 2003.

Mary Ann Kotis
Notary Public



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.

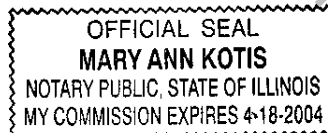
Dated: June 18, 2003

Signature: Bea Klain, Jt

SUBSCRIBED and SWORN to before me

this 18 day of June, 2003.

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