

UNOFFICIAL COPY

TRUSTEE'S DEED

INDIVIDUAL

04022024

(The Above Space For Recorder's Use Only)

EF 94063223 g# 53/533w1

GRANTOR, **Bank of Chicago** *f/k/a Garfield Ridge Trust & Savings Bank, an Illinois Banking Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Banking Corporation in pursuance of a certain Trust Agreement, dated the 28th day of July, 1989, and known as Trust Number 89-7-15, for and in consideration of the sum of TEN & 00/100 Dollars

(\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto ALFRED FOCHESSATO

of 8101 West 79th Street in the Village of Justice County of Cook, State of Illinois 60458 the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

See Exhibit "A" attached hereto and made a part hereof.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

DEC -6 PM 3:05

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TO HAVE AND TO HOLD the above-described property forever

This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, subject, however, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines, building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanics' lien claims, if any; easements of record, if any; and rights and claims of parties in possession

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Executive) (Assistant) (Vice President) (Trust Officer) and attested by its (Executive) (Assistant) (Vice President) (Trust Officer) this 5th day of December, 1994

Bank of Chicago f/k/a Garfield Ridge Trust & Savings Bank as Trustee, its agent, and not personally,

By George E. Conroy (Executive) (Assistant) (Vice President) (Trust Officer)

ATTEST: By Dolores M. Reinke (Executive) (Assistant) (Vice President) (Trust Officer)

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) of Bank of Chicago *f/k/a Garfield Ridge Trust & Savings Bank, an Illinois banking corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth; and the said (Executive) (Assistant) (Vice President) (Trust Officer) then and there acknowledged that said (Executive) (Assistant) (Vice President) (Trust Officer), as custodian of the corporate seal of said Illinois banking corporation, caused the corporate seal of said Illinois banking corporation to be affixed to said instrument as the free and voluntary act of said (Executive) (Assistant) (Vice President) (Trust Officer) and as the free and voluntary act of said Illinois banking corporation for the uses and purposes therein set forth. * Savings Bank

Given under my hand and Notarial Seal this 5th day of December, 1994

"OFFICIAL SEAL"
Dolores Reinke
Notary Public, State of Illinois
My Commission Expires Mar. 21, 1998

Dolores M. Reinke
March 21, 1998
Notary Public

My Commission Expires:

MAIL TO:

Michael Laird
(Name)
6808 W. Archer Ave.
(Address)
Chicago IL 60638
(City, State and Zip)

DOCUMENT PREPARED BY THOMAS P. RUSSIAN GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
7660 W. 62nd Place, Summit, IL 60501

SEND SUBSEQUENT TAX BILLS TO
Alfred Focchessato
(Name)
8032 Daniel Dr.
Justice, IL 60458
(Address)

ADDRESS OF PROPERTY
8032 Daniel Drive, Unit G-5
Justice, IL 60458

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

COOK RECORDER'S OFFICE BOX NO

BOX 333-CTI

COOK COUNTY CIB

234011



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
DEC-634
DEPT. OF REVENUE
11-2-00

OR REVENUE STAMPS HERE
744

REAL ESTATE TRANSACTION TAX
REVENUE
56.00

DOCUMENT NUMBER

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TRUSTEE'S DEED

INDIVIDUAL

Bank of Chicago/Garfield Ridge

N/A Bank of Chicago

As Trustee under Trust Agreement

To

Alfred Fochesato

Property of Cook County Clerk's Office

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EXHIBIT "A"

Legal Description:

The East 20.22 feet of the West 112.88 feet of Lot 2, excepting therefrom the ingress, egress and parking easement across said Lot 2, in Modern Justice Subdivision Phase 2, being a Subdivision of part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 18-35-202-089 ✓

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED MAY 10, 1990 AND RECORDED MAY 16, 1990 AS DOCUMENT 90225800 FOR INGRESS AND EGRESS.

SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED MAY 10, 1990 AND RECORDED MAY 16, 1990 AS DOCUMENT 90225800, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE LAND HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

SUBJECT TO: GENERAL TAXES FOR THE YEAR 1994 AND SUBSEQUENT YEARS; PUBLIC AND UTILITY EASEMENTS; BUILDING LINES; ZONING AND BUILDING LAWS AND ORDINANCES; DECLARATION FOR THE COURTYARD TOWNHOMES OF JUSTICE.

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