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Doc#: 0420842292
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/26/2004 10:39 AM Pg: 1 of 5

MAIL TO:

JOZEF MOLNAR
30 W 071 VALENCIA CT
APT. 103
NAPERVILLE, IL
60563

CT mem 1/2 L
24072953
HX3445286

THIS INDENTURE MADE this 1st day of July, 2004 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 21st day of October, 2003, and known as Trust Number 17949, party of the first part and Jozef Molnar

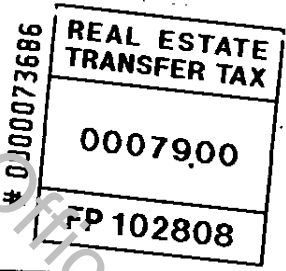
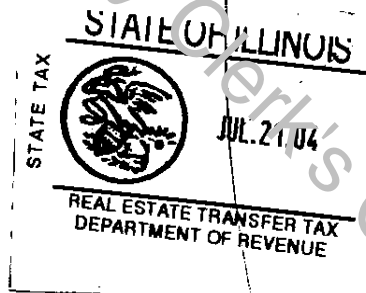
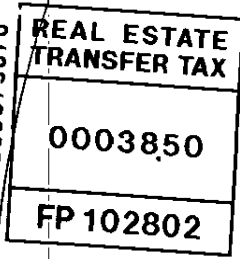
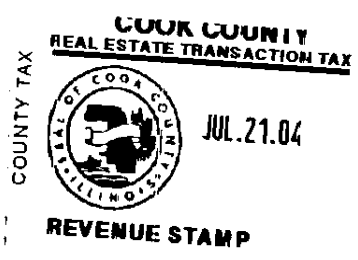
whose address is 1108 Emerald Dr., Naperville, IL party of the second part.

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:

See Attached Legal Description

PIN: 23-11-301-005-0000

Common Address: 8423-8435 W. 99th Terrace, #35-201, Palms Hills, IL 60465



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 AVP and attested by its VP&TO the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest:
Gregory Siss, VP&TO

By:
Patricia Ralphson, AVP

BOX 333-CTI

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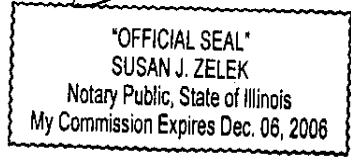
STATE OF ILLINOIS COUNTY OF COOK }

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 Gregory Siss of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP and VP&TO, 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 VP&TO did also then and there acknowledge that he 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.

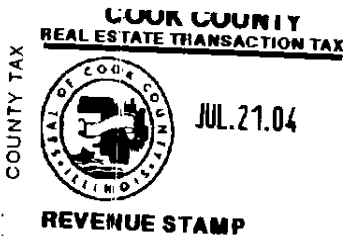
Given under my hand and Notarial Seal this 1st day of July, 2004.

Susan J. Zelek

 NOTARY PUBLIC



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



# 0000073889	REAL ESTATE TRANSFER TAX
	00001.00
	FP 102802

TRUSTEE'S DEED



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

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STREET ADDRESS: 8423-35 W. 99 TERRACE
 CITY: PALOS HILLS
 TAX NUMBER: 23-11-301-005-0000
 COUNTY: COOK

LEGAL DESCRIPTION:

UNITS 35-201 IN GREEN OAKS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 12.50 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE EASTERLY ON A LINE 12.50 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 225.79 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY, 87.31 FEET ALONG A CURVED LINE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 72.50 FEET TO A POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 69 DEGREES, AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF THE SAID EAST 1/2 OF THE SAID SOUTHWEST 1/4, 118.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 81.29 FEET ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 67.50 FEET TO A POINT; THENCE EASTERLY ON A LINE 187.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 51.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 192.77 FEET ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 117.50 FEET TO A POINT; THENCE NORTHWESTERLY AT AN ANGLE OF 86 DEGREES, AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 99.79 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 24 DEGREES, 18 MINUTES, 21 SECONDS, AS MEASURED FROM EAST TO NORTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 736.91 FEET TO A POINT; THENCE EASTERLY, AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4, 84.68 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 341.28 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11)

AND ALSO (EXCEPT THAT PART LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 847.38 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTHERLY AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 40 FEET; THENCE SOUTHERLY AT AN ANGLE OF 77 DEGREES 35 MINUTES 26 SECONDS AS MEASURED FROM EAST TO SOUTHEAST FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 172.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 169.09 FEET ALONG A CURVED LINE CONVEX TO THE EAST HAVING A RADIUS OF 800 FEET TO A POINT; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 42 MINUTES 04 SECONDS AS MEASURED FROM EAST TO SOUTH FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 480.05 FEET TO A POINT OF CURVATURE, THENCE SOUTHERLY 101.91 FEET ALON A CURVED LINE CONVEX TO THE WEST HAVING A RADIUS OF 411.25 FEET TO A POINT; THENCE SOUTHERLY AT AN ANGLE OF 75 DEGREES 42 MINUTES 25 SECONDS AS MEASURED FROM EAST TO SOUTHEAST FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 159.78 FEET TO THE AFORESAID DESCRIBED LINE FORMING AN ANGLE OF 24 DEGREES 18 MINUTES 21 SECONDS AS MEASURED FROM EAST TO N ORTHEAST FROM THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4) EXCEPTING THEREFROM SAID TRACT OF LAND, THE NORTH 40 FEET THEREOF AND THE EAST 40 FEET THEREOF (EXCEPT THE NORTH 40 FEET) HERETOFORE DEDICATED, ALL IN TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 SET FORTH IN THE DECLARATION BY MILES L. COLEAN, PAUL P. SWETT, JR. AND ARTHUR W. VINER AS TRUSTEE AND MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST 369 RECORDED JUNE 24, 1970 AS DOCUMENT 211192785

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PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 SET FORTH IN DECLARATION BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1976 AND KNOWS AS TRUST NUMBER 39811 RECORDED FEBRUARY 14, 1980 AS DOCUMENT 25362209

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2004 AS DOCUMENT 0411118002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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EXHIBIT "B"

THE TENANT OF UNIT 35-201 WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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