

① 83 AX 344566

# UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INSTRUMENT, dated this 27<sup>th</sup> Day of January, 2005, between FAMILY BANK & TRUST COMPANY \*\*, an Illinois banking corporation, Palos Hills, 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 27<sup>th</sup> day of October, 2003, and known as Trust Number 8-753, party of the First Part, and Piotr Kondracki, A SINGLE PERSON parties of the Second Part.



Doc#: **0503433073**  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 02/03/2005 09:32 AM Pg: 1 of 4

\*\* f/k/a First State Bank & Trust Co. of Palos Hills

Box for Recorder's Use Only

(Address of Grantees 4341 N. Mason, Chicago, IL 60634)

WITNESSETH, that the party of the First Part, in consideration of the sum of Ten Dollars and no/100 (\$10.00-----), and other good and valuable considerations acknowledged and in hand paid, does hereby grant, sell and convey unto the party of the Second Part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description

Common Address: 17227 South 71<sup>st</sup> Avenue, Unit #12, Tinley Park, Illinois 60477

Together with the tenements and appurtenances thereunto belonging.

Permanent Tax No. 28-30-304-016-0000

TO HAVE AND TO HOLD the same unto said party of the Second Part, and to the proper use and benefit of said party of the Second Part forever.

This Deed is executed pursuant to and in the exercise of the 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 such trust agreement above-mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any) of record in said county given to secure the payment of money and remains unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the First Part caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman of the Board/CEO & Trust Officer and attested by its Chairman of the Board/CEO and Trust Officer, the day and year first above written.

ATTEST:

[Signature]  
Assistant Trust Officer

FAMILY BANK AND TRUST COMPANY  
as Trustee as aforesaid.

By [Signature]  
Chairman of the Board/CEO & Trust Officer

This instrument was prepared by:  
Family Bank & Trust Company

FAMILY BANK AND TRUST COMPANY  
10360 S. Roberts Road  
Palos Hills, Illinois 60465

## BOX 334 CTI

# UNOFFICIAL COPY

STATE OF ILLINOIS

SS:

COUNTY OF COOK

I, Maria N. Menoni, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marvin A. Siensa, Chairman of the Board/CEO & Trust Officer, of FAMILY BANK AND TRUST COMPANY, AND Julie D. Siensa, Assistant Trust Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Chairman of the Board/CEO & Trust Officer and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and said Chairman of the Board/CEO & Trust Officer and Assistant Trust Officer did also then and there acknowledge that he or she as custodian of the corporate seal of the Bank did affix said corporate seal of said Bank to said instrument as his or her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27<sup>th</sup> day of January, 2005.

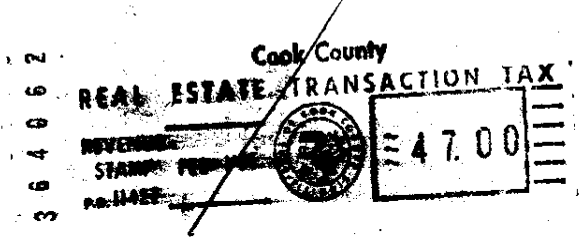
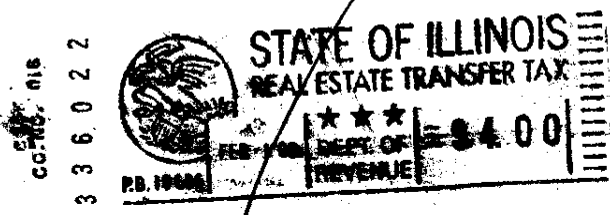
Maria N. Menoni  
NOTARY PUBLIC

After Recording Mail To:

JOHN M KURANTY, ESQ.  
7925 W 103<sup>rd</sup> Str #1A  
Palos Hills, IL 60465



Your Dedicated Community Bank  
**FAMILY BANK AND TRUST COMPANY**  
10360 S. Roberts Rd. • Palos Hills, IL 60465 • (708) 430-5000 • Member FDIC



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STREET ADDRESS: 17227 S. 71ST AVENUE

UNIT 12

CITY: TINLEY PARK

COUNTY: COOK

TAX NUMBER: 28-30-304-016-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER 12 IN 17227 TINLEY CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 IN TOWN AND COUNTRY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 22, 2004 AS DOCUMENT NUMBER 0429619007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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## EXHIBIT "B"

THE TENANT OF UNIT 12 HAS 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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