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Doc#: 0505302131  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/22/2005 08:15 AM Pg: 1 of 3

MAIL TO:  
Chris J. Nimtz  
Karen A. James  
11832 Sterling Drive  
Orland Park, IL 60467

**THIS INDENTURE** MADE this 10th day of February, 2005, 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 14th day of December, 1984 and known as Trust Number 9382 party of the first part and Chris J. Nimtz and Karen A. James, unmarried persons, as joint tenants.

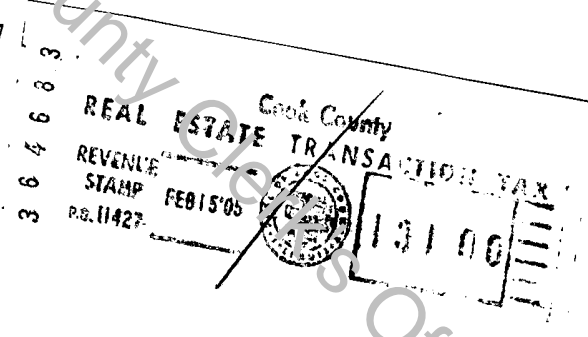
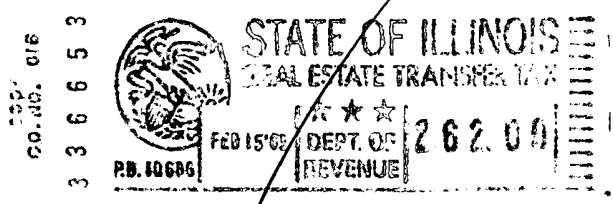
whose address is 11832 Sterling Drive, Orland Park, IL 60467 party of the second part.

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

P.I.N.: 27-06-302-019  
Common Address: 11832 Sterling Drive, Orland Park, IL 60467

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 AVP 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, ATO

By: Patricia Ralphson  
Patricia Ralphson, AVP

BOX 333-CP

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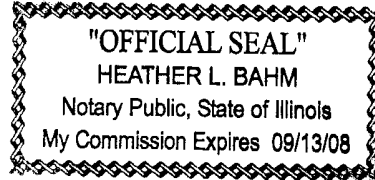
## STATE OF ILLINOIS COUNTY OF COOK }

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 Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP 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 11th day of February, 2005

*Heather L. Bahm*

NOTARY PUBLIC



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

Property of Cook County Clerk's Office

TRUSTEE'S DEED



**STANDARD  
BANK**  
AND TRUST CO.

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

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## EXHIBIT A

THAT PART OF LOT 6 OF GALLAGHER & HENRY'S TOWNHOMES AT LONG RUN CREEK OF ORLAND PARK UNIT 6, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21ST, 2004 AS DOCUMENT NO. 0429527149, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 02 DEGREES 01 MINUTES 40 SECONDS WEST 121.41 FEET, ALONG THE WESTERLY LINE OF SAID LOT 6, TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 83 DEGREES 19 MINUTES 52 SECONDS EAST 41.96, ALONG THE NORTHERLY LINE OF SAID LOT 6 TO A POINT OF CURVE; THENCE SOUTHEASTERLY 52.62 FEET, ALONG SAID NORTHERLY LINE OF LOT 6, SAID LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS 85.05 FEET AND THE CHORD OF SAID CURVE BEARS SOUTH 78 DEGREES 56 MINUTES 39 SECONDS EAST 51.79 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 61 DEGREES 13 MINUTES 11 SECONDS EAST 25.42 FEET, ALONG SAID NORTHERLY LINE OF LOT 6, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 61 DEGREES 13 MINUTES 11 SECONDS EAST 31.46 FEET, ALONG SAID NORTHERLY LINE OF LOT 6; THENCE SOUTH 28 DEGREES 19 MINUTES 05 SECONDS WEST 133.03, TO THE ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 6; THENCE NORTHWESTERLY 33.54 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 6, SAID LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND THE CHORD OF SAID CURVE BEARS NORTH 43 DEGREES 30 MINUTES 55 SECONDS WEST 33.11 FEET; THENCE NORTH 28 DEGREES 19 MINUTES 05 SECONDS EAST 122.96 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Current non-delinquent real estate taxes and taxes for subsequent years; the Declaration and any amendments thereto; covenants, conditions and restrictions and building lines of record; easements existing or of record, provided not violated by the improvements existing or to be constructed on the premises; acts done or suffered by purchaser, party wall rights and agreements; the Plat of Subdivision; and purchasers mortgage.

SUBJECT TO: Grantor also hereby grants to the Grantee its successors and assigns, all 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 aforesaid, and the 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.

**P.I.N.:** 27-06-302-019

**Common Address:** 11832 Sterling Drive, Orland Park, IL 60467