

UNOFFICIAL COPY

TRUSTEES DEED



0519535126

MAIL TO:

John R. Wideikis
6446 West 127th Street
Palos Heights, Illinois 60463

Doc#: 0519535126
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/14/2005 08:23 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Eileen C. Roulo
502 Feldner Court
Palos Heights, Illinois 60463

THIS INDENTURE, made this 30th day of June, 2005, between BETTY WERDERITCH, AS TRUSTEE UNDER THE TERMS AND PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED JUNE 3, 1993, AND KNOWN AS THE WERDERITCH FAMILY TRUST, party of the first part; and EILEEN C. ROULO, a widow and not since remarried, of 12237 South Dogwood, City of Palos Heights, County of Cook, State of Illinois, party(ies) of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party(ies) of the second part, EILEEN C. ROULO, any and all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Subject to covenants, conditions, restrictions and easements of record and general real estate taxes for the year 2005 and subsequent years.

Permanent Index Number(s): 24-31-201-078-0000

Property Address: 502 Feldner Court, Palos Heights, Illinois 60463

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and belief forever of said party of the second part.

BOX 334 CTI

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This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the 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, 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; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

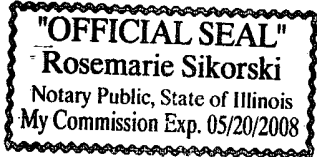
DATED this 30th day of June, 2005.

x Betty Werderitch (SEAL)
Betty Werderitch, as Trustee of the
Werderitch Family Trust dtd June 3, 1993

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Betty Werderitch, as Trustee under the Terms and Provisions of a Certain Trust Agreement Dated June 3, 1993, and Known as the Werderitch Family Trust, signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30th day of June, 2005.



[Signature]
NOTARY PUBLIC

My commission expires on 5/20, 08

NAME AND ADDRESS OF PREPARER:

Mark H. Sterk
Odelson & Sterk, Ltd.
3318 West 95th Street
Evergreen Park, IL 60805

COUNTY - ILLINOIS TRANSFER STAMPS:

EXEMPT UNDER PROVISIONS OF
PARAGRAPH _____ SECTION 4, REAL
ESTATE TRANSFER ACT
DATE:

Buyer, Seller or Representative

**This conveyance must contain the name and address of the Grantee of tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF LOT 5 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 165 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE DUE EAST, ALONG THE SOUTH LINE OF SAID LOT 5, 22.32 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 25 SECONDS EAST, 30.48 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 35 SECONDS EAST, 62.70 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 0 DEGREES 37 MINUTES 20 SECONDS EAST, ALONG SAID EXTENSION, 6.16 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 37 MINUTES 20 SECONDS EAST, ALONG SAID EXTENSION AND CENTER LINE, 45.50 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 38 MINUTES 35 SECONDS EAST, ALONG SAID CENTER LINE AND THE EASTERLY EXTENSION THEREOF, 72.77 FEET; THENCE SOUTH 0 DEGREES 21 MINUTES 25 SECONDS WEST, 39.34 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 35 SECONDS WEST 72.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1994 AS DOCUMENT 94578976 AND FIRST SUPPLEMENTARY DECLARATION RECORDED NOVEMBER 7, 1994 AS DOCUMENT 94949073 AND BY DEED FROM CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1098688 TO THE WERDERITCH FAMILY TRUST DATED JUNE 3, 1993 RECORDED SEPTEMBER 11, 1996 AS DOCUMENT 96695619, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

STATE OF ILLINOIS



JUL.-7.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007252

REAL ESTATE
TRANSFER TAX

00237.50

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.-7.05

REVENUE STAMP

0000007326

REAL ESTATE
TRANSFER TAX

0011875

FP 103034