

25004980

8282308

CF CP

10/2

# UNOFFICIAL COPY

Reserved for Recorder's Office



Doc#: 0519642305  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/15/2005 01:43 PM Pg: 1 of 3

## TRUSTEE'S DEED

This indenture made this 23rd day of June, 2005, between **CHICAGO TITLE LAND TRUST COMPANY**, successor trustee to Fifth Third Bank, a corporation of Illinois, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 4th of January, 1985 and known as Trust Number 8265 party of the first part, and

**JAMES E. FITZGERALD**

whose address is  
305 N. Oak Park Avenue  
Oak Park, IL 60302

parties of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

### LEGAL DESCRIPTION ATTACHED

Permanent Tax Number: 24-16-301-~~045-0000~~<sup>045-0000</sup> (underlying)

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 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 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 the delivery hereof.

Village of Oak Lawn	Real Estate Transfer Tax \$1000	Village of Oak Lawn	Real Estate Transfer Tax \$15
---------------------	---------------------------------	---------------------	-------------------------------

**BOX 334 CTI**

**UNOFFICIAL COPY**

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: [Signature]  
Assistant Vice President

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 Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and notarial Seal this 27th day of June, 2005.



NOTARY PUBLIC

PROPERTY ADDRESS:  
10740 S. Washington Street, Unit #304  
Oak Lawn, IL 60453

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
8659 W. 95<sup>th</sup> Street  
Hickory Hills, IL 60457

AFTER RECORDING, PLEASE MAIL TO:

NAME JAMES E FITZGERALD  
ADDRESS 10740 S. WASHINGTON ST. OR BOX NO. \_\_\_\_\_  
CITY, STATE OAKLAWN IL 60453  
SEND TAX BILLS TO: ABOVE

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JUL. 12. 05

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0010150
FP 103034

# 0000007594

STATE OF ILLINOIS



JUL. 12. 05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007519

REAL ESTATE TRANSFER TAX

0020300

FP 103032

# UNOFFICIAL COPY

LAND TRUST NO. 8265

10740 S. WASHINGTON STREET, UNIT #304  
OAK LAWN, IL 60453

## LEGAL DESCRIPTION

PARCEL 1: UNIT 10740-304 IN EAGLE RIDGE II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN EAGLE RIDGE SUBDIVISION PHASE ONE BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #0020706443; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE "F" AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT #0020706443.

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD AND GENERAL TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS.

"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 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."