

UNOFFICIAL COPY



Doc#: 0529046014 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/17/2005 10:33 AM Pg: 1 of 3

TRUSTEE'S DEED

THIS INSTRUMENT, made this 26th of September, 2005, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 14th day of September, 1999 and known as Trust No. 99-2106, party of the first part, and STELLA M. BALLAS and ELAINE M. BALLAS, as joint tenants, of 8649 S. Kildare Avenue, Chicago, IL 60660, parties of the second part. Witnesseth, that said part 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 parties of the second part, STELLA M. BALLAS and ELAINE M. BALLAS, as joint tenants, the following described real estate, situated in Cook County, Illinois.

**each having never been married*
See Legal Description Attached

P.I.N. 27-23-119-001-0000 and 27-23-119-005-0000 (P.I.Q & O.P.)

Commonly known as 16001 South 88th Avenue Unit 302 G-19, Orland Park, IL 60462

Subject to general real estate taxes not yet due or payable and all easements, covenants, conditions and restrictions of record, if any.

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 behoof forever of said party of the second part.

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.

16303-302

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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 Trust Officer and attested by its Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE
as Trustee as aforesaid

By *Joan Micka*
Attest *William O. Kerth*

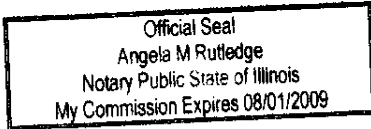
STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

Terry LeFevour
6734 Joliet Road
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka of State Bank of Countryside and William O. Kerth of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 the said a Vice President did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

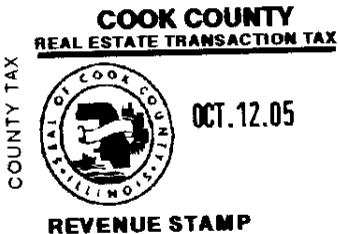
Given under my hand and Notarial Seal, this 26th day of September, 2005.



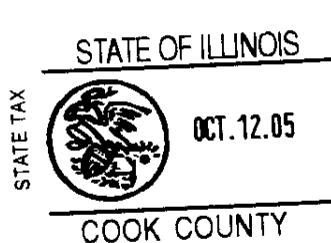
Angela M Rutledge
Notary Public



D Name LAW OFFICES OF JOHN Z. TOSCAR For Information Only
E Insert Street and Address of Above
L Street 12616 S. HARLEM Described Property Here
I City PRINCETON HEIGHTS, IL 60463
V
E
R Or: 16001 South 88th Avenue Unit 302
Y Recorder's Office Box Number Orland Park, IL 60462



REAL ESTATE TRANSFER TAX
0013000
FP351021



REAL ESTATE TRANSFER TAX
0026000
FP351009

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Legal Description:

UNIT 302 IN CARRIG RIDGE OF HIGHLAND BROOK CONDOMINIUMS, TOGETHER WITH THE EXCLUSIVE USE OF GARAGE SPACE G-19, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THAT CERTAIN SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

LOT 1 IN HIGHLAND BROOK, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THAT DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE THE RECORDER OF DEEDS ON MAY 20, 2005 AS DOCUMENT 05-140-27124 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH SAID DECLARATION AND SURVEY AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN."

Commonly known as: **16001 South 88th Avenue Unit 302 G-19, Orland Park, IL 60462**

PIN Number: 27-23-119-001-0000 and 27-23-119-005-0000 (P.I.Q. & O. P.)