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Doc#: 0529035597 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/17/2005 02:04 PM Pg: 1 of 3

MAIL TO:

Jack G. Bainbridge
1835 Dixie Highway
Suite 202
Homewood, IL 60422

10/17/05
CTU

THIS INDENTURE MADE this 27th day of September, 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 22nd day of July, 1998, and known as Trust Number 15999, party of the first part and Arnel R. Gango

whose address is 15834 Terrace Drive, No.3, Oak Forest, IL 60452 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 "Exhibit A"

PIN: 28-18-101-044-1001

and Garage G-1A
Common Address: 6810 Ridge Point Drive, Unit 1A, Oak Forest, IL 60452

See Attached Subject To "Exhibit A"

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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 A.V.P. and attested by its A.T.O. the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest:

Donna Diviero
Donna Diviero, A.T.O.

By:

Patricia Ralphson
Patricia Ralphson, A.V.P.

BOX 334 CTU

38

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EXHIBIT "A"

Legal Description:

UNIT 1-1A AND GARAGE G-1-1A IN RIDGE POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN MURDEN MEADOWS, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 32 MINUTES 36 SECONDS, ALONG THE SOUTH LINE OF SAID LOT 1, 192.00 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 04 SECONDS EAST 148.34 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS EAST 5.25 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 29 SECONDS EAST 32.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 THAT IS 185.14 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 32 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, 185.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, 180.34 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98-725017 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for the year 2004 and subsequent years; public and utility easements contained in the Plat recorded as Document No. 97531643; building lines; zoning and building laws and ordinances; terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded August 17, 1998 as Document No. 98725017 as amended from time to time; limitations and conditions imposed by the Condominium Property Act; Annexation and Development Agreement recorded June 27, 1997 as Document 97465717; rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes, Oak Park Avenue; Certification of Ordinance No. 2134 dated January 23, 1996 recorded June 27, 1997 as Document No. 97465718 approving and recording of the Final Plat of Annexation; Certification of Ordinance 2189 dated July 16, 1997 recorded July 23, 1997 as Document No. 97531643 approving and recording of the Final Plat of Subdivision for Murden Meadows; rights of the public, the State of Illinois and the municipality in and to that part of the land taken or used for road purposes as shown on Plat of Murden Meadows recorded on July 23, 1997 as Document No. 97531643.