

Mail recorded deed to:

UNOFFICIAL COPY

TED KOWALCZYK ESQ.
6052 W. 63rd Street
Chicago, IL
60638-4342



Doc#: 0615135258 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2006 10:00 AM Pg: 1 of 3

Mail tax Bill To:

Michael Angelo
Kristyn Angelo
Rosemary T. Angelo
10401 Palos West Drive
Palos Park, IL 60464

C.T.I./CY
83387751/82
CS26036924ml

THIS INDENTURE MADE this 24th day of April, 2006, 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 5th day of December, 1986 and known as Trust Number 10826 party of the first part and ~~Michael Angelo, Kristyn Angelo and Rosemary T. Angelo unmarried persons, as joint tenants~~ Michael Angelo and Kristyn Angelo, husband and wife, and Rosemary T. Angelo, an unmarried person, as joint tenants. THERESA

whose address is 10401 Palos West Drive, Palos Park, IL 60464 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:

LOT 01 IN GALLAGHER & HENRY'S PALOS WEST PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1981 AS DOCUMENT NO. 25737378, IN COOK COUNTY, ILLINOIS.

P.I.N.: 23-29-406-001
Common Address: 10401 Palos West Drive, Palos Park, IL 60464

SEE EXHIBIT A ATTACHED HERETO.

3CC

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-CT

UNOFFICIAL COPY

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 24th day of April, 2006


Heather L. Bahm
NOTARY PUBLIC



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

STATE OF ILLINOIS

STATE TAX



MAY.25.06

0000024423

REAL ESTATE TRANSFER TAX
0049150
FP 103032


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

TRUSTEE'S DEED



COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY.25.06

0000024526

REAL ESTATE TRANSFER TAX
0024575
FP 103034

REVENUE STAMP

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

UNOFFICIAL COPY

EXHIBIT A

SUBJECT TO: Current non-delinquent real estate taxes and taxes for subsequent years; building line agreements; covenants, conditions and restrictions of record; utility and drainage easements of record; applicable zoning, use and building laws or ordinances; acts done or suffered by the purchasers; purchasers mortgage;

SUBJECT TO: All purchasers shall be responsible for maintenance of street lighting, parks and retention areas through their homeowner's association.

SUBJECT TO: No fence or other non-residential structure shall be erected or maintained on any lot in the Subdivision which shall restrict the view in any way from an adjoining lot in the Subdivision. Fences shall be allowed only in the rear yard of any lot. Said structures shall be no higher than four (4) feet, except for swimming pool enclosures, which in no event shall said fence protrude forward beyond the rear wall of the building, and shall be governed by local ordinances. Fences shall be limited to fifty percent (50%) opacity. Fencing materials shall be limited to painted or stained wood, wrought iron, aluminum, or vinyl coated cyclone fencing. No un-coated cyclone fences are allowed. In no event shall a fence protrude forward beyond the rear wall of a building and in the case of a corner lot, the fence shall not protrude forward beyond the rear wall of the building or the face of the building on either side fronting on a street. The fence, when necessary, should be designed to enhance, rather than detract, from the overall appearance of the property.

Prior to the erection or installation of any fence, plans showing the specific location and specifications for same shall be submitted to the Architectural Review Committee for approval in accordance with the Declaration of Covenants, Conditions and Restrictions for said subdivisions.

No out buildings or sheds will be allowed.

P.I.N.: 23-29-406-001

Common Address: 10401 Palos West Drive, Palos Park, IL 60464

Office of Cook County Clerk's Office