

# UNOFFICIAL COPY

## TRUSTEE'S DEED JOINT TENANCY



Doc#: 0624233139 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/30/2006 01:36 PM Pg: 1 of 4

After Recording Mail to:

RICHARD J. NAKEN  
121 E. LIBERTY ST.  
SUITE 3  
WHEELONDA, IL 60084

Name and Address of Taxpayer:

LEONARDO RICCARDI  
304 W. TOLUHY  
PARK RIDGE, IL  
60068

① of 2

THIS INDENTURE, made this August 25, 2006, between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, 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 August 6, 1998, and known as Trust Number 11-5442, Party of the First Part, and, Leonard Riccardi and Rosa Riccardi, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Party of the Second Part, not as tenants in common, but as JOINT TENANTS with the right of survivorship, the following described real estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said Party of the Second Part forever, not in tenancy in common, but in Joint Tenancy with the right of survivorship.

Property Address 7900-79<sup>20</sup>/~~2~~ Caldwell Avenue, Niles Illinois 60714

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; buildings, liquor and other restrictions of record, if any; 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.

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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.

ALBANY BANK & TRUST COMPANY N.A.,  
Not Individually, but As Trustee aforesaid

By: [Signature] Trust Officer

Attest: [Signature] Vice President

VILLAGE OF NILES  
REAL ESTATE TRANSFER TAX  
~~7400-20 Caldwell~~ HR  
15500 \$ 13875.00

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 the above named Trust Officer and the above named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this August 25, 2006

[Signature]  
Notary Public

"OFFICIAL SEAL"  
MEGIN N. LOWE  
NOTARY PUBLIC STATE OF ILLINOIS  
My Commission Expires 07/09/2009

STATE TAX  
STATE OF ILLINOIS  
AUG. 29. 06  
# 0000006021  
REAL ESTATE TRANSFER TAX  
~~04625.00~~  
FP 103024  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 29. 06  
# 0000007021  
REAL ESTATE TRANSFER TAX  
~~12312.50~~  
FP 103022  
REVENUE STAMP

Prepared by: Joan Montanez, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, IL 60625 - 773.267.7300, Ext. 267 Fax 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.  
MAIL TO GRANTEE, GRANTEE'S ATTORNEY OR AGENT.**

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CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

## SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007749107 D2

EXHIBIT

A

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

## PARCEL 1:

THAT PART OF THE NORTH 9.87 CHAINS OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SAID NORTH 9.87 CHAINS, 143.0 FEET (AS MEASURED ALONG SAID SOUTH LINE), WEST OF THE WESTERLY LINE OF CALDWELL AVENUE; THENCE EAST ALONG SAID SOUTH LINE 143.0 FEET TO THE WESTERLY LINE OF CALDWELL AVENUE; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF CALDWELL AVENUE, A DISTANCE OF 245 FEET (CHORD MEASURE); THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE WHICH, IF EXTENDED, WOULD INTERSECT THE SOUTH LINE OF SAID NORTH 9.87 CHAINS AT A POINT 408 FEET (AS MEASURED ALONG SAID SOUTH LINE) WEST OF THE WESTERLY LINE OF CALDWELL AVENUE A DISTANCE OF 81 FEET; THENCE SOUTHEASTERLY 109 FEET MORE OR LESS TO A POINT 62 FEET NORTH OF THE POINT OF BEGINNING, SAID 62 FEET BEING MEASURED ALONG A LINE DRAWN THROUGH THE POINT OF BEGINNING AND AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTH 9.87 CHAINS; THENCE SOUTH 62 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THAT PART OF THE NORTH 9.87 CHAINS OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF CALDWELL AVENUE 245 FEET (CHORD MEASURE) NORTHWESTERLY OF THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH 9.87 CHAINS; WITH THE WESTERLY LINE OF CALDWELL AVENUE; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE WHICH IF EXTENDED WOULD INTERSECT THE SOUTH LINE OF SAID NORTH 9.87 CHAINS AT A POINT 408 FEET (AS MEASURED ALONG SAID SOUTH LINE) WEST OF THE THE WESTERLY LINE OF CALDWELL AVENUE A DISTANCE OF 81 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED CONTINUING THENCE SOUTHWESTERLY ALONG THE EXTENSION OF THE LAST DESCRIBED 81 FEET IN A DISTANCE OF 253 FEET MORE OR LESS TO SAID POINT ON THE SOUTH LINE OF SAID NORTH 9.87 CHAINS WHICH IS 408 FEET WEST OF THE WESTERLY LINE OF CALDWELL AVENUE; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 9.87 CHAINS A DISTANCE OF 265 FEET TO A POINT 143 FEET WEST OF THE WESTERLY LINE OF CALDWELL AVENUE; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID NORTH 9.87 CHAINS A DISTANCE OF 62 FEET; THENCE NORTHWESTERLY 109 FEET MORE OR LESS TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

## PARCEL 3:

THAT PART OF THE NORTH 9.87 CHAINS OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF CALDWELL AVENUE 245 FEET (CHORD MEASURED) NORTHWESTERLY OF THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH 9.87 CHAINS WITH THE WESTERLY LINE OF CALDWELL AVENUE; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 334 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID NORTH 9.87 CHAINS WHICH IS 408 FEET (AS MEASURED ALONG SAID SOUTH LINE) WEST OF THE WESTERLY LINE OF CALDWELL AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID

CONTINUED ON NEXT PAGE

**UNOFFICIAL COPY**  
 CHICAGO TITLE INSURANCE COMPANY  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A (CONTINUED)**

ORDER NO.: 1401 007749107 D2

NORTH 9.87 CHAINS A DISTANCE OF 119.02 FEET TO THE CENTER LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTHEASTERLY 418 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF CALDWELL AVENUE 315 FEET (CHORD MEASURE) NORTHWESTERLY OF THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH 9.87 CHAINS WITH THE WESTERLY LINE OF CALDWELL AVENUE; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF CALDWELL AVENUE 70.5 FEET MORE OR LESS (CHORD MEASURE) TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

## PARCEL 4:

THAT PART OF SAID NORTH 9.87 CHAINS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PARCEL 2 HEREINBEFORE DESCRIBED THENCE NORTHEASTERLY TO THE NORTHERLY LINE THEREOF A DISTANCE OF 20 FEET MORE OR LESS TO A POINT ON THE EASTERLY BANK OF THE CHICAGO RIVER, AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINBEFORE DESCRIBED; THENCE NORTHWESTERLY ON SAID EASTERLY BANK, A DISTANCE OF 61.01 FEET; THENCE DUE EAST 54.68 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARCEL 2 HEREINBEFORE DESCRIBED; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 2 A DISTANCE OF 98.25 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

*Permanent Index Number*

10-30-200-015

10-30-200-016

10-30-200-017

10-30-200-021

Commonly known as 7900-7920 North Caldwell, Mabley Illinois