

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc#: 0703044073 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/30/2007 02:47 PM Pg: 1 of 5

**THIS INDENTURE** Made this 22<sup>nd</sup> day of January, 2007, between **FIRST MIDWEST BANK**, Joliet, Illinois, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 25<sup>th</sup> day of May, 1999, and known as Trust Number 6433, party of the first part and **CHESTNUT ON THE GREEN HOMEOWNERS ASSOCIATION NO. 2, An Illinois Not-For-Profit Corporation**, of c/o **Fosco, VanderVennet & Fullett, P.C.**, 1156 Shure Drive, Suite 140, Arlington Heights, IL 60004, 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 considerations in hand paid, does hereby convey and quit claim unto said party of the second part, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

**SEE ATTACHED LEGAL DESCRIPTION**

together with the tenement and appurtenances thereon to belonging.

*TO HAVE AND TO HOLD* the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part forever.

Subject to: Liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year \_\_\_\_\_ and subsequent, and \_\_\_\_\_

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.

*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 Trust Officer, the day and year first above written.

**FIRST MIDWEST BANK**, as Trustee as aforesaid,

By: \_\_\_\_\_  
Trust Officer

Attest: \_\_\_\_\_  
Trust Officer

Exempt under the provisions of the Illinois Real Estate Transfer Tax Act, 35 ILCS 200-31-45(e) dated: 1/27/07 by: \_\_\_\_\_

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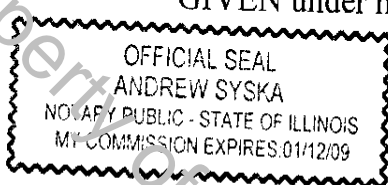
STATE OF ILLINOIS,

Ss:

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Rosa Arias Angeles, Trust Officer of FIRST MIDWEST BANK, Joliet, Illinois and Donna J. Wrobel, the attesting Trust Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and the attesting Trust Officer 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 attesting Trust Officer did also then and there acknowledge that she is custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and seal this 22<sup>nd</sup> day of January A.D. 2007.



*[Signature]*  
\_\_\_\_\_  
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Andy Syska  
First Midwest Bank, Trust Division  
2801 W. Jefferson St.  
Joliet, IL 60435

PROPERTY ADDRESS

Common Areas, Vacant Land  
Portion of Lot 51, Lots 52,53,54,55 & 56  
Indian Head Park, IL 60525

AFTER RECORDING  
MAIL THIS INSTRUMENT TO

Fosco, VanderVennet & Fullett, P.C.  
1156 Shure Drive, Suite 140  
Arlington Heights, IL 60004  
Attn: Scott A. Rosenlund, Esq.

PERMANENT INDEX NUMBER

See Attached

MAIL TAX BILL TO

Chestnut on the Green Homeowners  
Association No. 2  
2299 Country Club Drive  
Woodridge, IL 60517

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

LOTS 52, 53, 54, 55 & 56 IN CHESTNUT ON THE GREEN PHASE 2, A PLANNED UNIT DEVELOPMENT, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THAT PORTION OF LOT 51 IN CHESTNUT ON THE GREEN PHASE 2, A PLANNED UNIT DEVELOPMENT AS LEGALLY DESCRIBED AS FOLLOWS:

**REMAINDER OF LOT 51 (EAST PORTION)**

THAT PART OF LOT 51 IN CHESTNUT ON THE GREEN PHASE 2, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2001 AS DOCUMENT NO. 0010247817 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 47 IN SAID CHESTNUT ON THE GREEN PHASE 2 BEING ALSO A SOUTHEASTERLY CORNER OF SAID LOT 51; THENCE NORTH 00°03'38" WEST, A DISTANCE OF 1.05 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 114.50 FEET; AN ARC DISTANCE OF 34.08 FEET; THENCE NORTH 17°06'42" WEST, A DISTANCE OF 75.25 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 85.50 FEET, AN ARC DISTANCE OF 25.54 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 12.46 FEET TO A POINT OF CURVATURE FOR THE PLACE BEGINNING; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED CURVE EXTENDED AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.33 FEET; THENCE SOUTH 89°52'19" EAST, A DISTANCE OF 28.43 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT TO THE LAST DESCRIBED CURVE EXTENDED HAVING A RADIUS OF 113.50 FEET, AN ARC DISTANCE OF 73.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF THE LAST DESCRIBED CURVE EXTENDED HAVING A RADIUS OF 163.46 FEET, AN ARC DISTANCE OF 105.42 FEET; THENCE SOUTH 89°52'19" EAST, A DISTANCE OF 396.42 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG A CURVE TO THE LEFT AND HAVING A RADIUS OF 41.00 FEET, AN ARC DISTANCE OF 185.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED CURVE AND HAVING A RADIUS OF 224.00 FEET, AN ARC DISTANCE OF 19.19 FEET; THENCE NORTH 89°52'19" WEST, A DISTANCE OF 345.81 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED CURVE, AN ARC DISTANCE OF 20.63 FEET; THENCE NORTH 00°07'41" EAST, A DISTANCE OF 19.79 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY ALONG A CURVE CONCLAVE NORTHERLY HAVING A RADIUS OF 110.96 FEET AND A CHORD BEARING OF NORTH

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67°09'28" WEST, AN ARC DISTANCE OF 46.55 FEET; THENCE SOUTH 34°50'26" WEST, A DISTANCE OF 19.50 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.46 FEET AND HAVING A CHORD BEARING OF NORTH 54°01'03" WEST, AN ARC DISTANCE OF 5.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT OF THE LAST DESCRIBED CURVE AND HAVING A RADIUS OF 146.50 FEET, AN ARC DISTANCE OF 75.41 FEET TO THE WESTERLY LINE OF LOT 1 IN SAID CHESTNUT ON THE GREEN PHASE 2; THENCE SOUTH 00°07'41" EAST ALONG SAID LOT 1, A DISTANCE OF 4.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 142.50 FEET AND A CHORD BEARING OF NORTH 85°54'18" WEST, AN ARC DISTANCE OF 19.10 FEET; THENCE NORTH 89°52'19" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 53.56 FEET; THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 53.98 FEET TO THE PLACE OF BEGINNING.

PIN: 18-29-103-051  
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18-29-103-056

Property of Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

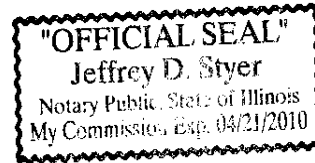
Dated January 27, 2007

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before me this

27<sup>th</sup> day of January, 2007  
Day Month Year

[Signature]  
Notary Public



The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 27, 2007

[Signature]  
Signature of Grantee or Agent

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this

27<sup>th</sup> day of January, 2007  
Day Month Year

[Signature]  
Notary Public

