

UNOFFICIAL COPY



09041923

TRUSTEE'S DEED

09041923

2399/0071 47 002 Page 1 of 4
1999-11-04 15:53:39
Cook County Recorder 27.50

THIS INDENTURE, made this 25th day of October, 1999, 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 15th day of January, 1987, and known as Trust No. 87-230, party of the first part, and AVONDALE MEADOWS TOWNHOMES ASSOCIATION, parties of the second part. Witnesseth, that said party 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, AVONDALE MEADOWS TOWNHOMES ASSOCIATION, the following described real estate, situated in Cook County, Illinois, to - wit:

See Legal Description Attached.

COOK COUNTY
RECORDER

P.I.N. 22-27-203-041-0000

EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

Commonly known as Common Area Part of Lots 14 and 15

Subject to easements, covenants, conditions and restrictions of record, if any.
Subject to general real estate taxes for 1999 and subsequent years.

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.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 4 and Cook County Ord. 93-0-27 par A

Date 11-4-99 Sign. [Signature]

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 _____

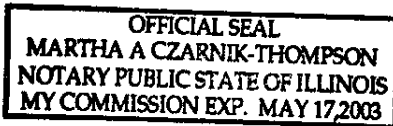
STATE OF ILLINOIS,
COUNTY OF COOK

This instrument prepared by:

Joan Micka
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 Susan L. Jutzi 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 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's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 28th day of October, 1999.

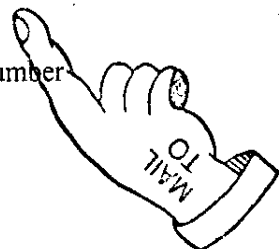


Martha A. Czarnik-Thompson
Notary Public

D Name Griffin + Gallagher
E
L Street 1000 S. Roberts Rd.
I
V City Palos Hills IL 60465
E
R Or:
Y Recorder's Office Box Number

For Information Only
Insert Street and Address of Above
Described Property Here

Common Area Lots 14, 15 Avondale Meadows
Tinley Park IL



COMMON AREA PART OF LOT 14:

LOT 14 IN AVONDALE MEADOWS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF LOTS 14, 15, 16, AND 17 IN AVONDALE MEADOWS SUBDIVISION PHASE 1, ACCORDING TO THE PLAT OF SUBDIVISION THEREOF RECORDED AUGUST 18, 1999 AS DOCUMENT NO. 99-789515 IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 24.04 FEET ALONG THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 8.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 127.21 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 80.46 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST 127.21 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 49 SECONDS WEST 80.87 FEET TO THE POINT OF BEGINNING.

COMMON AREA PART OF LOT 15:

LOT 15 IN AVONDALE MEADOWS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF LOTS 14, 15, 16 AND 17 IN AVONDALE MEADOWS SUBDIVISION PHASE 1, ACCORDING TO THE PLAT OF SUBDIVISION THEREOF RECORDED AUGUST 18, 1999 AS DOCUMENT NO. 99-789515 IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER OF SAID LOT 15; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 23.98 FEET ALONG THE SOUTH LINE OF LOT 14; THENCE NORTH 00 DEGREE 26 MINUTES 11 SECONDS EAST 10.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 128.40 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 80.41 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST 128.40 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 49 SECONDS WEST 80.82 FEET TO THE POINT OF BEGINNING.

The grantor or his agent affirms that, to the best of his 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.

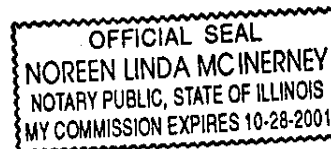
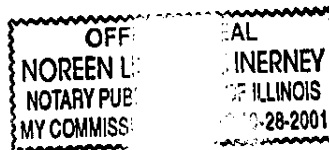
Dated Oct. 25, 1999

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____

this 25th day of October
1999.

[Signature]
Notary Public



The grantee or his 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.

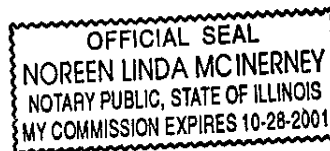
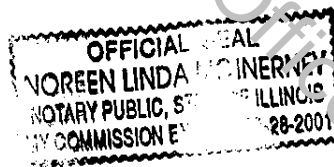
Dated October 25, 1999

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____

this 25th day of October
1999.

[Signature]
Notary Public



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.]