

UNOFFICIAL COPY

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9733/0116 45 001 Page 1 of 6  
1999-12-20 15:58:04  
Cook County Recorder 31.00

**TRUSTEE'S DEED**



Above Space For Recorder's Use Only

7848461 D2 AEM  
20826

This Indenture, Made this 16th day of December  
19 99, between Hinsbrook Bank And Trust of Willowbrook, Illinois, duly authorized by the Statutes of Illinois to execute trusts, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 23rd day of October, 1998, and known as Trust Number 98-033, party of the first part, and The Ryland Group, Inc., a Maryland corporation

of \_\_\_\_\_, party of the second part.

Witnesseth, That said party of the first part, in consideration of the sum of Ten and 00/1000 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Village of Willow Springs, Cook County, Illinois to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

BOX 333-CT1

Permanent Index Number:

Property Address:

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 behoove forever of said party of the second part.

COOK CO. NO. 018  
29115

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

DEC 20 '99 DEPT. OF REVENUE

986.50

P.B. 10686

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP DEC 20 '99

493.25

p.a. 11426

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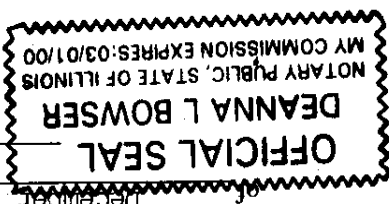
Form 15380 McCloskey Png. (800) 752-2044

Mail To:  
SCOTT GUMMERSALL  
1515 EAST WOODFORD RD # 252  
SCHAMBURG, IL 60173

Prepared By:  
David J. O'Keefe  
222 N. LaSalle Street, Suite 1910  
Chicago, Illinois 60601

Tax Bills To:  
The Ryland Group, Inc.  
1051 Perimeter Drive, Suite 400  
Schamburg, Illinois 60173

HINSBROOK BANK & TRUST  
6262 S. Route 83  
Willowbrook, IL 60514



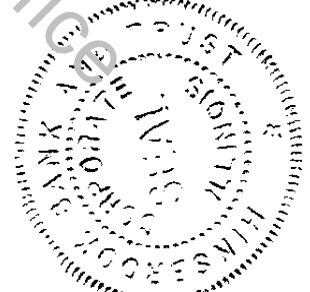
Notary Public

*Deanna L. Bowser*  
December 16th 1999

Given under my hand and Notarial Seal this 16th day of December 1999, I, Deanna L. Bowser, Notary Public, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and acknowledge that she as custodian of the corporate seal of said Bank, did affix the said therein set forth; and the said Randi Mc Teague, did also then and there and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes person and acknowledged that they signed and delivered the said instrument as their own free Trust Officers, respectively, appeared before me this day in whose names are subscribed to the foregoing instrument as such of said Bank, personally known to me to be the same persons and Trust Officers of HINSBROOK BANK AND TRUST,

that Randi Mc Teague and the undersigned, in and for said County, in the State aforesaid, DO HEREBY CERTIFY as Notary Public, ss. the undersigned

State of Illinois  
COUNTY OF DuPage



*James M. Wade*  
Trust Officer

By *Deanna L. Bowser*  
As Trustee as aforesaid, and not personally,  
HINSBROOK BANK AND TRUST

This deed is executed by Hinsbrook Bank and Trust, not personally but as Trustee as aforesaid, 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. Hinsbrook Bank and Trust warrants that it possesses full power and authority to execute this instrument. 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 and year first above written.

09179902

STREET ADDRESS:

CITY:

TAX NUMBER: ~~18-33-305-904-0000~~

**UNOFFICIAL COPY**

COUNTY: COOK

*see last page for pin #*

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 14, 15, 16, 17, 18 AND 19 ALL IN GEORGE B. SHERWOOD'S SUBDIVISION OF LOT "A" IN OWNERS' SUBDIVISION OF LOT 4 & PART OF LOT 3 OF SUPERIOR COURT PARTITION OF LANDS OF THE ESTATE OF GEORGE BEEBE, DECEASED, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS INCLUDING ALL THAT PART OF VACATED MARKET STREET LYING SOUTHERLY OF, AND ADJOINING LOTS 17 THROUGH 19 IN SAID GEORGE B. SHERWOOD'S SUBDIVISION OF LOT "A" AS VACATED BY ORDINANCE 93075560.

PARCEL 2:

THAT PARCEL OF LAND LYING NORTH OF THE EASTERLY PROJECTION OF THE SOUTHERLY EDGE OF MARKET STREET AS SAID STREET IS LAID OUT IN GEORGE B. SHERWOOD'S SUBDIVISION OF LOT "A" OF OWNERS' SUBDIVISION OF LOT 4 AND PART OF LOT 3 IN SUPERIOR COURT PARTITION OF LAND OF THE ESTATE OF GEORGE BEEBE, DECEASED, FILED ON SEPTEMBER 6, 1927 AS LR370226 AND CONTAINED IN THE FOLLOWING DESCRIBED TRACT:

THE NORTH 6.54 ACRES OF THAT PART OF LOT 3 LYING NORTH OF ARCHER ROAD (EX THAT PART THEREOF CONVEYED TO ARABELLA SHIRWOOD BY DEED RECORDED JULY 7, 1894 AS DOCUMENT 2070271) ON THE PLAT OF THE ESTATE OF GEORGE BEEBE, DECEASED, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND ALTON RAILROAD RIGHT OF WAY AND THE FRACTION OF THE SOUTHWEST 1/4 OF SECTION 33 AFORESAID, LYING NORTH OF THE NORTH 90 FOOT LINE OF THE ILLINOIS AND MICHIGAN CANAL ACCORDING TO THE PLAT THEREOF RECORDED THEREOF RECORDED MARCH 8, 1890 AS DOCUMENT 1231760, IN BOOK 43 OF PLATS, PAGE 2, ALL IN COOK COUNTY, ILLINOIS.

**09179902**

PARCEL 3:

LOTS 10, 11 AND 12 IN RUST'S SUBDIVISION OF PART OF LOT 3 IN ESTATE OF GEORGE BEEBE, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT 219716, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 9, 10, 11 12 AND 13 IN GEORGE B. SHERWOOD'S SUBDIVISION OF LOT "A" OF OWNERS' SUBDIVISION OF LOT 4 AND PART OF LOT 3 IN SUPERIOR COURT PARTITION OF LANDS OF THE ESTATE OF GEORGE BEEBE, DECEASED, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED APRIL 29, 1927 AS DOCUMENT 9633275, IN COOK COUNTY, ILLINOIS

PARCEL 5:

LOT 13 IN RUST SUBDIVISION OF PART OF LOT 3 IN THE ESTATE OF GEORGE BEEBE (DECEASED), A SUBDIVISION OF THE SOUTHWEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 6:

LOT 14 IN RUST SUBDIVISION OF PART OF LOT 3 IN THE ESTATE OF GEORGE BEEBE (DECEASED), A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE

12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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PARCEL 7:

LOTS 5, 6, 7 AND 8 ALL IN GEORGE B. SHERWOODS SUBDIVISION OF LOT "A" OF OWNERS SUBDIVISION OF LOT 4 AND PART OF LOT 3 OF THE SUPERIOR COURT PARTITION OF LANDS OF THE ESTATE OF GEORGE BEEBE, DESCRIBED, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 29, 1927 AS DOCUMENT NO. 9633275 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS EXCEPT THAT PART OF SAID LOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ARCHER AVENUE, AND THE EAST LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF ARCHER AVENUE 50.70 FEET FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY OF RIGHT ANGLES TO SAID NORTH LINE OF ARCHER AVENUE 108 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 150 FEET TO THE NORTHERLY LINE OF ARCHER AVENUE; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF ARCHER AVENUE, 108 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 8:

THAT PART OF LOT 2 IN SUBDIVISION BY HEIRS OF GEORGE BEEBE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF RIVER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 601.68 FEET FOR A POINT OF BEGINNING THENCE EAST AT RIGHT ANGLES TO LAST DESCRIBED LINE 135 FEET THENCE SOUTHERLY AT AN ANGLE OF 82 DEGREES 22 MINUTES 38 SECONDS TO THE RIGHT WITH LAST DESCRIBED LINE EXTENDED 195.78 FEET MORE OR LESS TO THE CENTER OF ARCHER AVENUE THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID ARCHER AVENUE 210 FEET MORE OR LESS TO THE WEST LINE OF SAID LOT 2, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, 328.91 FEET MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN FOR HIWGHWAY PURPOSES, AS SHOWN IN DOCUMENT LR 3250893, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 9:

LOT 1 IN BARONE'S CONSOLIDATION OF LOTS 15 TO 24 BOTH INCLUSIVE AND LOT 25 (EXCEPT THAT THEREOF LYING BETWEEN THE NORTHWESTERLY CURVED LINE OF SAID LOT HAVING A RADIUS OF 3994.5 FEET AND A LINE 40 FEET SOUTHEASTERLY AND PARALLEL TO THE NORTHWESTERLY LINE AFORESAID HAVING A RADIUS OF 3954.5 FEET) TOGETHER WITH ALL THAT PART OF VACATED MARKET STREET LYING BETWEEN A LINE PRODUCED ALONG THE WEST LINE OF LOT 25 TO THE NORTHWEST CORNER OF LOT 15 AND A LINE PRODUCED SOUTH ALONG THE EAST LINE OF LOT 25 TO THE NORTHERMOST CORNER OF LOT 24, ALSO ALL THAT PART OF VACATED SPRING STREET BOUNDED BY A LINE PRODUCED SOUTH ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER CORNER OF LOT 14 AND A LINE PRODUCED SOUTH ALONG THE EAST LINE OF LOT 22 TO THE NORTHERNMOST CORNER OF LOT 9 AND A LINE PRODUCED SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOT 9 TO THE NORTHERNMOST CORNER OF LOT 14, ALL OF THE ABOVE IN THE SUBDIVISION OF THAT PART OF LOT 5 LYING NORTHERLY OF ARCHER AVENUE IN THE PLAT OF ESTATE OF GEORGE (DECEASED) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 8022341, AND ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED DECEMBER 15, 1971 AS DOCUMENT 21748756, (EXCEPT THAT PART OF LOT 1 IN BARONE'S CONSOLIDATION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERMOST CORNER OF LOT 1 THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 165.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 107.80 FEET TO A POINT ON THE SOUTH EASTERLY LINE OF LOT 1; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 1 A DISTANCE OF 119.50 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 10

09178902

THAT PART OF LOT 25 LYING BETWEEN THE NORTH WESTERLY CURVED LINE OF SAID LOT HAVING A RADIUS OF 3994.5 FEET AND A LINE 40 FEET SOUTH EASTERLY OF AND PARALLEL TO THE NORTH WESTERLY LINE AFORESAID HAVING A RADIUS OF 3954.5 FEET IN THE SUBDIVISION OF THAT PART OF LOT 5 LYING NORTHERLY OF ARCHER AVENUE IN THE PLAT OF ESTATE OF GEORGE BEEBE, DECEASED, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1923 AS DOCUMENT 8022341 IN COOK COUNTY, ILLINOIS.

EXCEPT FROM THE ABOVE DESCRIBED PARCELS 7, 12 AND 13 ALL THAT PART LYING SOUTHWESTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 16 IN GEORGE B. SHERWOOD'S SUBDIVISION THAT IS 205.47 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 8 IN GEORGE B. SHERWOOD'S SUBDIVISION, AS MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 6, 7 AND 8; THENCE NORTH 38 DEGREES, 34 MINUTES 40 SECONDS WEST A DISTANCE OF 474.02 FEET TO A



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POINT ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY THAT IS 141.13 FEET NORTHEASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 33 AS MEASURED ALONG SAID SOUTHERLY LINE OF THE RIGHT-OF-WAY.

PARCEL 11:

THAT PART OF RUST STREET LYING WESTERLY OF, AND ADJOINING, LOTS 8 AND 9 IN RUST SUBDIVISION IN THAT PART OF LOT 3 IN ESTATE OF GEORGE BEEBE, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1964 AS DOCUMENT 19219716, IN COOK COUNTY ILLINOIS AND LYING NORTHERLY OF, AND ADJOINING, THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 8.

ALL OF THE 16 FOOT PUBLIC ALLEY LYING SOUTHERLY OF, AND ADJOINING, LOTS 14 THROUGH 16 IN SAID GEORGE B. SHERWOOD'S SUBDIVISION OF LOT "A" OF OWNER'S SUBDIVISION OF LOT 4 AND PART OF LOT 3 OF THE SUPERIOR COURT PARTITION OF LANDS OF THE ESTATE OF GEORGE BEEBE, DESCRIBED, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THAT PART OF SHERWOOD STREET LYING SOUTHERLY OF AND ADJOINING LOTS 9 THROUGH 13 IN SAID GEORGE B. SHERWOOD'S SUBDIVISION OF LOT "A" IN OWNER'S SUBDIVISION OF LOT 4 AND PART OF LOT 3 OF SUPERIOR COURT PARTITION OF LANDS OF THE ESTATE OF GEORGE BEEBE, DECEASED, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED EASTERLY BY THE EASTERLY LINE OF SAID GEORGE B. SHERWOOD'S SUBDIVISION AND BOUNDED WESTERLY BY ABBOTT AVENUE.

ALL OF ABBOTT AVENUE LYING NORTHERLY OF ARCHER AVENUE AND SOUTHERLY OF THE SOUTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY.

EXCEPT FROM THE ABOVE DESCRIBED ABBOTT AVENUE ALL THAT PART LYING SOUTHWESTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 16 IN GEORGE B. SHERWOOD'S SUBDIVISION THAT IS 205.47 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 8 IN GEORGE B. SHERWOOD'S SUBDIVISION, AS MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 6, 7 AND 8; THENCE NORTH 38 DEGREES, 34 MINUTES 40 SECONDS WEST A DISTANCE OF 474.02 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT-OF-WAY THAT IS 141.13 FEET NORTHEASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 33 AS MEASURED ALONG SAID SOUTHERLY LINE OF THE RIGHT-OF-WAY.

properties address:

09173002

420 Rust Street  
Willow Springs

pin #	18-33-303-001	18-33-305-004
18-33-304-012	303-002	305-005
304-011	18-33-303-003	305-006
	18-33-305-001	305-007
	305-002	305-008
	305-003	309-021
	309-003	309-022
	309-018	30A-001
	309-019	30F-002
	309-020	30A-003
		309-008
		30F-004