



UNOFFICIAL COPY

Trustee's Deed



122239096

MAIL TO:

Doc#: 122239096 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/09/2012 12:43 PM Pg: 1 of 6

First American Title Order # 1005 5320410 8/7/12

This indenture made this 6th day of August, of 2012, 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 8th day of April, 1992, and known as Trust Number 13215, party of the first part and Hazel Crest 16, LLC, an Illinois Limited Liability Company whose address is 1488 South Broadway, Coal City, IL 60416 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:

See Attached Legal Description (Exhibit "A" & Exhibit "B"
PIN: 29-29-100-006-0000
Commonly known as: 1340 W. 171st St., Hazelcrest, IL. 60429

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 & TO 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 & TO

S Y
P 6
S N
SC Y
INT TR

UNOFFICIAL COPY



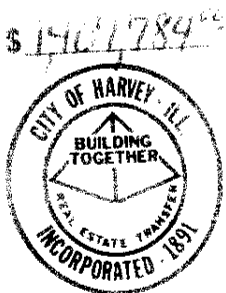
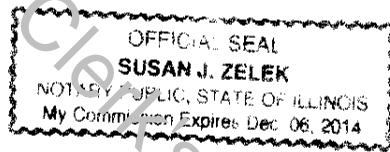
STATE OF Illinois COUNTY OF Cook }

SS: _____, 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 & TO 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 6th day of August, 20 12.

NOTARY PUBLIC

Susan J. Zelek



No 19733



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

Donna Diviero
Patricia Ralphson
Susan J. Zelek

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

A TRACT OF LAND COMPRISING A PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 480 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 AND 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4, SAID POINT ALSO BEING THE SOUTHWEST 1/4 CORNER OF THE PROPERTY CONVEYED BY THE ILLINOIS CENTRAL RAILROAD COMPANY TO BERNARD ARQUILLA AND RUTH ARQUILLA BY DEED DATED JULY 25, 1957; THENCE NORTH ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED IN THE AFORESAID DEED, A DISTANCE OF 861.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 393.50 TO AN IRON PIPE; THENCE SOUTH 36° 52' WEST, A DISTANCE OF 333.26 FEET, TO A POINT WHICH IS 630 FEET WEST OF THE CENTER LINE OF THE STRAIGHT OR TANGENT PORTION OF THE TRACK OF THE ILLINOIS CENTRAL RAILROAD CO'S WASHINGTON PARK BRANCH, AS NOW LOCATED; THENCE NORTHWESTERLY AT RIGHT ANGLES, A DISTANCE OF 97.06 FEET TO AN INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO SAID SOUTH LINE OF SAID QUARTER SECTION FROM A POINT ON SAID SOUTH LINE 754 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 349.04 FEET; THENCE NORTH 89° 23'07" EAST, A DISTANCE OF 153.43 FEET; THENCE NORTH 00° 36'53" WEST, A DISTANCE OF 164.00 FEET; THENCE NORTH 89° 23'07" EAST, A DISTANCE OF 123.00 TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND COMPRISING A PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 29, SAID POINT BEING 940 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; AND RUNNING THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 91.00 FEET; THENCE NORTH 00° 36' 53" WEST, A DISTANCE OF 411.29; THENCE NORTH 89° 23' 07" EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00° 36' 53" WEST, A DISTANCE OF 287.00 FEET; THENCE NORTH 89° 23' 07" EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 349.04 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF PROPERTY HERETOFORE CONVEYED; THENCE NORTH 53° 08' WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 52.94 FEET TO WESTERLY LINE OF THE TRACT HERETOFORE CONVEYED BY DEED RECORDED OCTOBER 24, 1962, AS DOCUMENT 18627135; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 712.75 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 561 FEET NORTH OF SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION

UNOFFICIAL COPY

29; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 308.44 FEET TO AN INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO SAID SOUTH LINE OF SAID QUARTER SECTION FROM A POINT ON SAID SOUTH LINE, 940 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 528 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A TRACT OF LAND COMPRISING A PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 29, SAID POINT BEING 940 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; AND RUNNING THENCE NORTH, PERPENDICULAR TO SAID SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 528 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 308.44 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF TRACT CONVEYED BY DEED RECORDED OCTOBER 24, 1962, AS DOCUMENT 18627135; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 87.06 FEET TO AN INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO SAID SOUTH LINE OF NORTHWEST 1/4 OF SECTION 29, FROM A POINT ON SAID SOUTH LINE, 1303.68 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 460.71 FEET TO SAID LINE DRAWN PARALLEL WITH AND 33 FEET NORTH OF SAID SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 363.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

11.08 ACRES, MORE OR LESS

COMMONLY KNOWN AS: 1340 W. 171ST ST.
HAZEL CREST, ILLINOIS 60429

PERMANENT INDEX NO: 29-29-100-006-0000

UNOFFICIAL COPY

EXHIBIT B


PERMITTED EXCEPTIONS

AFFECTING PARCELS 1, 2 & 3

1. The 2012 taxes are not yet ascertainable or payable.
2. Covenants, conditions, restrictions, easements, public rights of way and agreements of record including, but not limited to document numbers: 18627135; 19027393; 93694807; 0416834013; 1130129039; 22011815; 5748352; 17422363; and 99383321.
3. Note 4 on Survey made by Joseph A. Schudt & Associates, dated August 3, 2012, Job No. 02100-215, discloses the following:

STATE OF ILLINOIS

STATE TAX



AUG.-9.12


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010824

REAL ESTATE TRANSFER TAX
0140800
FP 103037

COOK COUNTY

COUNTY TAX



AUG.-9.12

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000010673

REAL ESTATE TRANSFER TAX
0070400
FP 103042

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

Scott Arquilla and Bruce Arquilla, Managers of Arquilla Land, LLC, an Illinois limited liability company (the "Company") being duly sworn on oath, states that the Company's principal place of business is 1340 West 171st Street, Hazel Crest, Illinois 60429. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he, on behalf of the Company, makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

ARQUILLA LAND, LLC.

Scott Arquilla
By: Scott Arquilla
Its: Manager

Bruce Arquilla
By: Bruce Arquilla
Its: Manager

SUBSCRIBED AND SWORN to before me
This 7th day of August, 2012

Kamila Kozikowska
NOTARY PUBLIC

