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Trustee's Deed - Standard Bank and Trust Company of Hickory Hills

Doc#: 1403646131 Fee: \$50.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2014 01:39 PM Pg: 1 of 7

Doc#: 1331122067 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/07/2013 12:43 PM Pg: 1 of 5

FIDELITY NATIONAL TITLE 53014074 108-3

7

THIS INDENTURE, made this 22nd day of October 2013, between STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, a corporation of Illinois as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, in pursuance of a trust agreement dated 2nd day of May, 1977, and known as Trust Number 874, by STANDARD BANK AND TRUST COMPANY, its successor by merger. Party of the first part, and Leslie M. Zurita, Trustee of the Coco Family Living Trust dated July 26, 2013 and any amendments thereto whose address is 30 Commons Drive, Palos Park, IL 60464, 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

PIN: 23-26-201-076

Common Address: 30 Commons Drive, Palos Park, IL 60464

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 the power of the authority granted to an 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, of 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 SRVP & SRTO and attested by its ATO the day and year first above written.

Prepared by:
STANDARD BANK AND TRUST COMPANY
7800 West 95th Street
Hickory Hills, IL 60457

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

Attest: Donna Diviero
Donna Diviero, ATO

By: Thomas Clifford
Thomas Clifford, SRVP & SRTO

yes
5/11/14
1
No
yes
yes
yes

Re-recording to correct legal description

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Trustee's Deed - Standard Bank and Trust
Company of Hickory Hills

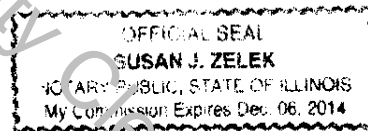
STATE OF ILLINOIS COUNTY OF COOK}

Ss: I THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID County, in the State aforesaid DO HEREBY CERTIFY, that Thomas Clifford 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 SRVP & SRTO and ATO names are subscribed to the foregoing instrument as such SRVP & SRTO and ATO respectively, appeared before me this day in person and acknowledged 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 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 22nd day of October, 2013

Notary Public

Susan J. Zelek



MAIL TO: Law Elder Law LLP
2275 Church Road
Aurora IL 60502

exempt under para. (e) section 4
35 ILCS 200/31-45 property tax
Code, Real Estate transfer act
10-25-13

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PARCEL 1:

THAT PART OF LOT 12 IN THE COMMONS OF PALOS PARK PHASE 2, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE MOST SOUTH EASTERLY CORNER OF LOT 12; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF SAID LOT 12 35.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 12 48.44 FEET; THENCE NORTHWESTERLY ALONG A PARALLEL LINE TO THE EASTERLY LINE OF SAID LOT 12 83.34 FEET; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 12 48.44 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE EASTERLY LINE OF SAID LOT 12 83.34 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT LR3105635.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR "PALOS COMMONS" PLANNED UNIT DEVELOPMENT (P.U.D.) FILED MARCH 7, 1980 AS DOCUMENT LR3149276 AND AS CREATED BY DEED FROM F.I.D.O., INC., A CORPORATION OF ILLINOIS, TO STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 2, 1977 KNOWN AS TRUST NUMBER 874 AND FILED 8/10/1989 AS DOCUMENT LR 3842172 OVER AND UPON LOT 41 IN THE COMMONS OF PALOS PARK PHASE 2 AFORESAID FOR INGRESS AND EGRESS.

* see
attached
correct
legal

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STATEMENT BY GRANTOR AND GRANTEE

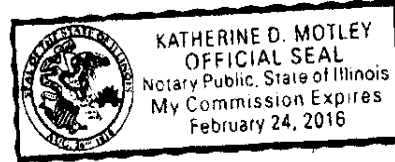
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated July 26, 2013

Signature: *[Handwritten Signature]*

Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 26th day of July, 2013
Notary Public: *Katherine D. Motley*



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 title to real estate under the laws of the State of Illinois.

Date July 26, 2013

Signature: *[Handwritten Signature]*

Grantee or Agent

Subscribed and sworn to before me
By the said grantee
This 26th day of July, 2013
Notary Public: *Katherine D. Motley*



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.)

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Property of Cook County Clerk's Office

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1331122067

JAN 30 14



RECORDER OF DEEDS COOK COUNTY

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

For the premises commonly known as:

30 Commons Dr.
Palos Park , Illinois 60464

Permanent Index Number(s): 23-26-201-076-0000

Legal Description:

PARCEL 1: THAT PART OF LOT TWELVE (12) IN THE COMMONS OF PALOS PARK PHASE 2, A SUBDIVISION OF PART OF THE SOUTH HALF (1/2) OF THE NORTH EAST QUARTER (1/4) OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE MOST SOUTH EASTERLY CORNER OF LOT 12; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF SAID LOT 12, 35.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 12, 48.44 FEET; THENCE NORTHWESTERLY ALONG A PARALLEL LINE TO THE EASTERLY LINE OF SAID LOT 12, 83.34 FEET THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 12, 48.44 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE EASTERLY LINE OF SAID LOT 12, 83.34 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 3105635.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR 'PALOS COMMONS' PLANNED UNIT DEVELOPMENT (P.U.D.) FILED MARCH 7, 1980 AS DOCUMENT LR3149276 AND AS CREATED BY DEED FROM F.I.D.C., INC, A CORPORATION OF ILLINOIS, TO STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 2, 1977 KNOWN AS TRUST NUMBER 874 AND FILED AUGUST 10, 1987 AS DOCUMENT LR3642173 OVER AND UPON LOT 41 IN THE COMMONS OF PALOS PARK PHASE 2 AFORESAID FOR INGRESS AND EGRESS.

Cook County Clerk's Office