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

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 AHSP 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

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 pursua ice 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 gool 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

Attest:

Donna Diviero, ATO

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Thomas Clifford, SRVP & SRTO

Standard Bank and Trust Company - 7800 West 95th Street, Hickory Hills, JL 60457 Standard Bank & Trust - Trustee's Deed - Bank of Hickory Hills

page 1 of 2

FIDELITY NATIONAL TITLE 53014074 1043

1403646131 Page: 2 of 7

## UNOFFICIA<sup>1331122</sup>COPY



#### STATE OF ILLINOIS COUNTY OF COOK)

Ss: I THE UNDERSIGNED A NOTORY 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 ack to vielded 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 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

MAIL TO: LAW Elder Law CLP 2275 Church Road

Aurora 16 6050Z

OFFICIAL SEAL SUSAN J. ZELEK MENSIKKI STATE OFFILM

NO TARY PUBLIC, STATE OF ILLINOIS My Commission Expires Dec. 06, 2014

exempt under para. (e) section 4
36 ILCS 200/31-45 property tax

Code, Real Estate transfer act

10-25-13

1403646131 Page: 3 of 7

# UNOFFICIA<sup>13</sup><sup>3</sup><sup>1122</sup><sup>0</sup>

#### 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 36.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 12 AR AR CEET. THENCE HORTHWESTERLY ALONG A SAPALLEL LINE ERLY LINE OF SAID LOT 12 48.44 FEET; THENCE NORTHWESTERLY ALONG A PARALLEL LINE FO 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 REGISRAR OF TITLES OF COOK COUNTY, IDLINOIS 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.) KILED 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 3642172 OVER AND UPON LOT 41 IN THE COMMONS SRF55. PALOS PARK PHASE 2 AFORESATO FOR NGRESS AND EGRESS.

1403646131 Page: 4 of 7

### UNOFFICIA<sup>1</sup><sup>1122</sup>COPY

#### 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 , 20 13	Signature: 2 mm
Or	Grantor or Agent
Subscribed and sworn to before me  By the said Grantor  This 26th, day of July 20 13  Notary Public Sattleant 0.7 1000	KATHERINE D. MOTLEY OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires February 24, 2016

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	
	, 20	$\gamma$
	Signature:	- A SIA
		Grantee on Agent
Colomostic de la		

Subscribed and sworn to before me By the said grantee

This 26th, day of July

Notary Public Satherent D. Matter

KATHERINE D. MOTLEY
OFFICIAL SEAL
Notary Poem State of Illinois
My Commission Expires
February 4, 2016

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.)

1403646131 Page: 5 of 7

### UNOFFICIA<sup>1381122</sup>

#### PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS	)	
	)	\$S
COUNTY OF COOK	)	

Leslie M. Zurita, being duly sworn on oath, states that affiant resides at

30 Commons Drive, Palos Park, IL and further states that: (check appropriate box)

XXXXA. That he attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons (circle the appropriate number):
  - 1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
  - 2. The division of lots or Llocks of less than one (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 right of way for railroads or other public utility facilities and other ripe 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 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 two (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 5.0 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 configuration 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;
  - 10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Subscribed and sworn to before me this

 $26^{th}$ day of July, 2013

**Notary** Public

KATHERINE D. MOTLEY OFFICIAL SEAL Notary Public, State of Illinois Commission Expires

February 24, 2016

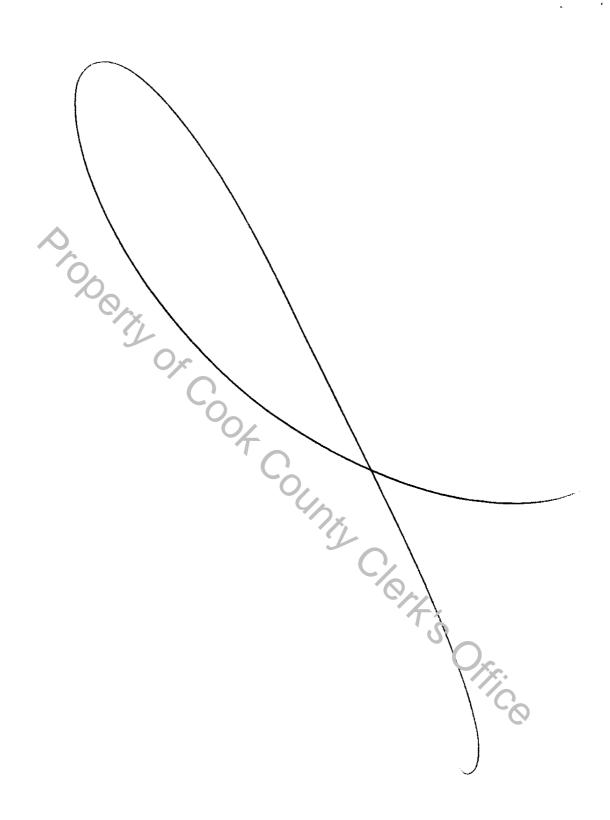
Signature of Affiant

Prepared by: Law ElderLaw, LLP 2275 Church Road • Aurora, IL 60502

(630) 585-5200

1403646131 Page: 6 of 7

### **UNOFFICIAL COPY**



I CERTIFY THAT THE B IS A TRUE AND CORRECT CORY

OF DOCUMENT # 1331122067

JAN 30 14

RECORDER OF CHEEN COOK COUNTY

1403646131 Page: 7 of 7

# 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, 25.41 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, 48.44 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE EASTERLY 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 I ALOS PARK PHASE 2 AFORESAID FOR INGRESS AND EGRESS.