



Doc#: 1425104024 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2014 09:52 AM Pg: 1 of 5

TRUSTEE'S DEED

C.T.L./CY  
8964648  
CS 201428797k  
1 all

THIS INDENTURE, made this 22nd day of July 2014, 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 31st day of January 1994 and known as Trust No. 94-1394, party of the first part and Village of Willow Springs, a municipality, 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, Village of Willow Springs, a municipality, the following described real estate, situated in Cook County, Illinois:

That part of Lot "A" described as follows:

Commencing at a point on the north line of Archer Avenue, where the northerly line of Archer Avenue intersects the easterly line of said Lot "A" aforesaid; Thence southwesterly along the northerly line of said Archer Avenue 50.7 feet for a point of beginning Thence northwesterly at right angles to the said north line of Archer Avenue, 150 feet Thence southwesterly along a line parallel to the 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 (except that part thereof deeded to the Illinois Department of Transportation for widening Archer Avenue by document recorded March 03, 2003 as document 00156999, described as follows: beginning at the southeast corner of aforesaid described parcel, Thence northwesterly, at right angles to the north line of Archer Avenue 4.28 feet to the point of beginning of a non-tangent curve concave to the southeast having a radius of 4389.18 feet; Thence southwesterly 94.84 feet more or less, along said curve to the intersection with said north line of Archer Avenue; Thence northeasterly along the said north line of Archer Avenue 94.75 feet to the point of beginning

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Commonly known as 8624 Archer Avenue, Willow Springs, Illinois 60480  
P.I.N. 18-33-308-009-0000

Subject to general real estate taxes not yet due and payable and all easements, covenants, conditions and restrictions of record, if any.

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

Handwritten notations and signatures on the right margin, including a large 'N' and '5/66'.

BOX 333-CT

# UNOFFICIAL COPY

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.

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 Senior Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE  
as Trustee as aforesaid

By [Signature]  
Attest [Signature]

STATE OF ILLINOIS,  
COUNTY OF COOK

This instrument prepared by:

Martha A. Czarnik-Thompson  
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 Susan L. Jutzi of State Bank of Countryside and William O. Kerth of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Senior 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 Senior Vice President did also then and there acknowledge that said Senior Vice President as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Senior Vice President'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 22nd day of July, 2014.



Linda D. Yanz  
Notary Public

MAIL TAX BILL TO:

D Name Odellson and Frank  
E  
L Street 1818 W. 95th St.  
I  
V City Evergreen Park IL 60805  
E  
R Or:  
Y Recorder's Office Box Number

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

Exempt under provisions of Paragraph C  
Section 4, Real Estate Transfer Tax Act.  
7-24-14  
Date  
R.A.F.  
Buyer, Seller, or Representative

Exhibit A

**UNOFFICIAL COPY**

STREET ADDRESS: 8624 ARCHER AVENUE

CITY: WILLOW SPRINGS

COUNTY: COOK

TAX NUMBER: 18-33-308-009-0000

**LEGAL DESCRIPTION:**

THAT PART OF LOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF ARCHER AVENUE, WHERE THE NORTHERLY LINE OF ARCHER AVENUE INTERSECTS THE EASTERLY LINE OF SAID LOT "A" AFORESAID; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID ARCHER AVENUE 50.7 FEET FOR A POINT OF BEGINNING THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE SAID NORTH LINE OF ARCHER AVENUE, 150 FEET THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE 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 IN OWNERS SUBDIVISION OF LOT 4 AND A 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 EXCEPT THAT PART THEREOF DEEDED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR WIDENING ARCHER AVENUE BY DOCUMENT RECORDED MARCH 3, 2003 AS DOCUMENT NUMBER 00156999, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF AFORESAID DESCRIBED PARCEL, THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE NORTH LINE OF ARCHER AVENUE 4.28 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 4389.18 FEET; THENCE SOUTHWESTERLY 94.24 FEET MORE OR LESS, ALONG SAID CURVE TO THE INTERSECTION WITH SAID NORTH LINE OF ARCHER AVENUE; THENCE NORTHEASTERLY ALONG THE SAID NORTH LINE OF ARCHER AVENUE 94.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Clerk of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

Robert A. Faulk

\_\_\_\_\_ , being duly sworn on oath, states that  
he \_\_\_\_\_ resides at 909 Vinewood Avenue, Willow Springs, Illinois 60480. That the  
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

Robert A. Faulk  
Robert A. Faulk

SUBSCRIBED and SWORN to before me

this 24<sup>th</sup> day of July, 2014.

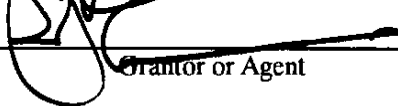
Vasiliki B. Selimos-Talaganis  
Notary Public



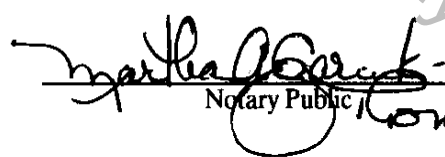
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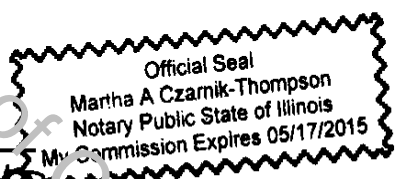
STATEMENT BY GRANTOR AND GRANTEE

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


Dated July 24, 2014 Signature:  \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the  
said Grantor  
this 24<sup>th</sup> day of July  
2014.

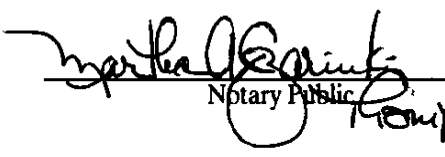
 \_\_\_\_\_  
Notary Public

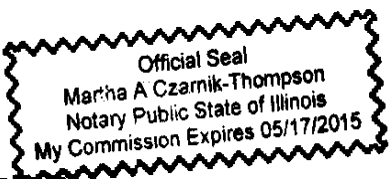
  
Official Seal  
Martha A Czarnik-Thompson  
Notary Public State of Illinois  
My Commission Expires 05/17/2015

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 July 24, 2014 Signature:  \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said Grantee  
this 24<sup>th</sup> day of July  
2014.

 \_\_\_\_\_  
Notary Public

  
Official Seal  
Martha A Czarnik-Thompson  
Notary Public State of Illinois  
My Commission Expires 05/17/2015

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.]