

UNOFFICIAL COPY

TRUSTEE'S DEED  
60-68-826-Pral  
Katalinic  
Cook County, Illinois  
FILED FOR RECORD  
21 691 920  
21691920  
RECORDED FOR DEEDS  
Form 154 R-2-62

6051282  
322-8

THIS INDENTURE, made this 22nd day of June, 1971 between CHICAGO TITLE 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 company in pursuance of a trust agreement dated the 2nd day of July, 1964, and known as Trust Number 47060, party of the first part, and A. E. FOSSIER & CO., an Illinois corporation 112 S. Washington Street, Hinsdale, Illinois 60521 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 considerations 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 RIDER ATTACHED HERETO AS RIDER "A"

80

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.

SUBJECT TO: SEE RIDER ATTACHED HERETO AS RIDER "B"

This deed is executed 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 unextinguished at the date of the 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 Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY as Trustee as aforesaid,  
By *Margaret C. Corbitt* Assistant Vice-President  
Attest *Robert A. ...* Assistant Secretary

STATE OF ILLINOIS, )  
COUNTY OF COOK ) ss.  
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary 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 Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal September 30, 1971  
*Ruth M. Wittke* Notary Public

DELIVERY INSTRUCTIONS  
NAME [A.E. FOSSIER & CO.]  
STREET [112 S. WASHINGTON ST.]  
CITY [HINSDALE, ILL. 60521]  
OR  
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

COOK CO. REC. 016  
3 6 1 5 2 2  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
425.00  
This space for state revenue stamps

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BOX 503

RIDER "A"

The West 357 feet of the North 1/2 of the North East 1/4 of the North West 1/4 of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian (except the North 50 feet thereof);

ALSO

The West 426 feet of the South 1/2 of the North East 1/4 of the North West 1/4 of said Section 18, except the North Easterly 1/2 of the North 81.55 feet of the East 69 feet as shown on A.E. FOSSIER'S WOODVIEW ESTATES in the North West 1/4 of said Section 18 and recorded March 7, 1956, as Document 16513563, in Plat Book 464, on Pages 20 and 21, and except that part of the North East 1/4 of the North West 1/4 of aforesaid Section 18 described as follows: Beginning at a point in a line 357 feet East of the West line of North East 1/4 of the aforesaid North West 1/4 that is 650 feet South of the North line of aforesaid North West 1/4; thence South in aforesaid line, a distance of 13.27 feet to a point in the South line of the North 1/2 of the North East 1/4 of the aforesaid North West 1/4; thence South Easterly in a line, a distance of 106.83 feet to a point in a line 426 feet East of the West line of the North East 1/4 of aforesaid North West 1/4 that is 81.55 feet, South of the aforesaid South line of the North 1/2 of the North East 1/4 of the North West 1/4; thence South in last described line, a distance of 190.34 feet to a point in the North line of the South 291.25 feet of the North East 1/4 of the North West 1/4 of aforesaid Section 18; thence West in aforesaid North line of the South 291.25 feet, a distance of 236 feet to a point in a line that is 190 feet East of the West line of aforesaid North East 1/4 of the North West 1/4; thence North in aforesaid line, 190 feet East of the North East 1/4 of the North West 1/4, a distance of 127.50 feet to a point; thence North Westerly in a line, a distance of 153.84 feet to a point in the West line of the East 1270 feet of the aforesaid North West 1/4 and 792 feet South of the North line of aforesaid North West 1/4; thence North in last described line a distance of 30 feet to a point; thence East parallel to the North line of aforesaid North West 1/4, a distance of 152.96 feet to a point in the aforesaid line that is 190 feet East of the North East 1/4 of the North West 1/4; thence North in last described line, a distance of 112 feet; thence East parallel to the North line of aforesaid North West 1/4, a distance of 167.0 feet to the point of beginning.

ALSO

The West 426 feet of the North 208.75 feet of the North East 1/4 of of the North West 1/4 of said Section 18;

ALSO

Lot "A" in FRANCIS J. GERTY'S Consolidation of that part of the North 1550 feet of the West 1/2 of the North West 1/4 of said Section 18 falling in the West 190 feet of the East 1520 feet of said North West 1/4 of Section 18, except the South 280 feet and except the South 250 feet of the North 750 feet, all in Cook County, Illinois.

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## RIDER "B"

This Deed is subject to the following:

- (a) Covenants, conditions, and restrictions of record;
- (b) Private, public, and utility easements of record;
- (c) Restrictions as to use and occupancy herein set out;
- (d) Rights of the public, the State of Illinois, and Municipalities in and to any parts of the premises in question, taken or used for roads and highways;
- (e) Zoning laws and ordinances;
- (f) General taxes for the year 1970 and subsequent years;
- (g) Possible unrecorded easement for use of existing driveway over the North 500 feet of Lot "A" in Francis I. Gerty's Consolidation, said Lot "A" being more fully described in Exhibit "A".

## ALSO

The following restrictions as to use and occupancy:

If at any time hereafter the grantee or its successors or assigns shall subdivide all or any part of the property herein described, all lots in such subdivision shall be subject to the following restrictions:

1. Only one single-family home with attached garage shall be constructed on each lot.
2. Each home shall be worth, exclusive of the land on which it is built, \$50,000.00.
3. No commercial or business use shall be permitted.

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DCS 4873 SM 9-71

PLAT ACT AFFIDAVIT

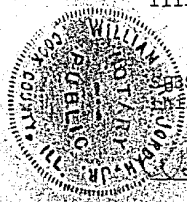
STATE OF ILLINOIS )  
                          ) ss.  
COUNTY OF COOK   )

Arthur E. Jossie, being duly sworn on oath, states that he resides at 676 W. 111th St. Chicago, Ill. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes 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-
2. 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.
3. 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.
4. The sale or exchange of parcels of land between owners of adjoining and continuous 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 easements 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 2 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.



SUBSCRIBED and SWORN to before me  
this 31 day of Oct, 1971.  
Arthur E. Jossie  
NOTARY PUBLIC

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The West 357 feet of the North 1/2 of the North East 1/4 of the North West 1/4 of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian (except the North 50 feet thereof);

ALSO

The West 426 feet of the South 1/2 of the North East 1/4 of the North West 1/4 of said Section 18, except the North Easterly 1/2 of the North 81.55 feet of the East 69 feet as shown on A.E. FOSSIER'S WOODVIEW ESTATES in the North West 1/4 of said Section 18 and recorded March 7, 1956, as Document 16513563, in Plat Book 464, on Pages 20 and 21, and except that part of the North East 1/4 of the North West 1/4 of aforesaid Section 18 described as follows: Beginning at a point in a line 357 feet East of the West line of North East 1/4 of the aforesaid North West 1/4 that is 650 feet South of the North line of aforesaid North West 1/4; thence South in aforesaid line a distance of 13.27 feet to a point in the South line of the North 1/2 of the North East 1/4 of the aforesaid North West 1/4; thence South Easterly in a line, a distance of 106.83 feet to a point in a line 426 feet East of the West line of the North East 1/4 of aforesaid North West 1/4 that is 81.55 feet, South of the aforesaid South line of the North 1/2 of the North East 1/4 of the North West 1/4; thence South in last described line, a distance of 190.34 feet to a point in the North line of the South 391.25 feet of the North East 1/4 of the North West 1/4 of aforesaid Section 18; thence West in aforesaid North line of the South 391.25 feet, a distance of 236 feet to a point in a line that is 190 feet East of the West line of aforesaid North East 1/4 of the North West 1/4; thence North in aforesaid line; 190 feet East of the North East 1/4 of the North West 1/4, a distance of 127.50 feet to a point; thence North Westerly in a line, a distance of 153.84 feet to a point in the West line of the East 1270 feet of the aforesaid North West 1/4 and 792 feet South of the North line of aforesaid North West 1/4; thence North in last described line a distance of 30 feet to a point; thence East parallel to the North line of aforesaid North West 1/4, a distance of 112.90 feet to a point in the aforesaid line that is 190 feet East of the North East 1/4 of the North West 1/4; thence North in last described line, a distance of 112 feet; thence East parallel to the North line of aforesaid North West 1/4, a distance of 167.0 feet to the point of beginning.

ALSO

The West 426 feet of the North 208.75 feet of the South East 1/4 of of the North West 1/4 of said Section 18;

ALSO

Lot "A" in FRANCIS J. GERTY'S Consolidation of that part of the North 150 feet of the West 1/2 of the North West 1/4 of said Section 18 falling in the West 190 feet of the East 1520 feet of said North West 1/4 of Section 18, except the South 280 feet and except the South 250 feet of the North 750 feet, all in Cook County, Illinois.

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END OF RECORDED DOCUMENT