



TRUSTEE'S DEED RECORD
JOINT TENANCY
NOV 26 '74 12 51 Fl

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Form 324 R-6 '73

THE ABOVE SPACE FOR RECORDERS USE ONLY

63-47-941-17

THIS INDENTURE, made this 25th day of October, 1974, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed of deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 3rd day of April, 1973, and known as Trust Number 61918, party of the first part, and EDWARD L. KAPPELMAN and JEAN KAPPELMAN, 325 Dogwood, Park Forest, Illinois 60466, not as tenants in common, but as joint tenants, parties of the second part. WITNESSETH that the said party of the first part, in consideration of the sum of \$10.00 TEN and no/100th dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the above described real estate, ~~to be held to and for the use and benefit of the said parties of the second part, together with those conditions, covenants and provisions set forth on said Exhibit A.~~

COOK COUNTY CLERK'S OFFICE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
23.50

SEE ATTACHED EXHIBIT A

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32 31 197 001 1072

Together with the tenements and appurtenances thereto including TO HAVE AND TO HOLD the same unto said parties of the second part forever, and in tenancy in common and joint tenancy.

THIS INSTRUMENT WAS PREPARED BY:
Sheldon Baeklin
73 West Monroe Street
Chicago, Illinois 60603

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 of deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of any unpaid taxes and assessments of any kind or nature levied or assessed in said county against the premises hereinafter described and remaining unpaid at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto 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 *Sheldon Baeklin* Assistant Vice-President

Attest *Sheldon Baeklin* Assistant Secretary



STATE OF ILLINOIS, ss.
COUNTY OF COOK.



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 this instrument as such Assistant Vice President and Assistant Secretary respectively, appeared 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, by the affixing of his corporate seal of said Company, caused the corporate seal of said Company to be affixed 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.

Sheldon Baeklin Date OCT 31 1974
Sheldon Baeklin Notary Public

DELIVERY INSTRUCTIONS
NAME Home Federal Savings and Loan
STREET 201 South State Street
CITY Chicago, Illinois 60604
Box 26 OR
RECORDER'S OFFICE BOX NUMBER *Box 26*

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
EDWARD L. KAPPELMAN
325 Dogwood, Unit 50-2
Park Forest, Illinois 60466
SEND SUBSEQUENT TAX BILLS TO:
(NAME)
(ADDRESS)

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EXHIBIT A

ARBORETUM

Unit 50-2

as delineated on the Condominium Area Plat of Survey recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22264934, of that part of Block 1 lying South of the following described line: Commencing on the East line of Block 1, 137.85 feet Northerly of the Southeast corner of said Block 1 (said East line having a bearing of North 0 degrees 03 minutes 25 seconds East) thence South 89 degrees 57 minutes 05 seconds West 326.34 feet to the Westerly line of said Block 1 being the Easterly line of Dogwood Street; also all of Blocks 3, 4 and 5; also that portion of Block 6 lying Northorly, Northwesterly and Northeastly of the following described line: Commencing on the Easterly line of Block 6, 186.52 feet South 41 degrees 22 minutes 20 seconds West of the intersection of said Easterly line and the Westerly line of Chestnut Street, thence North 48 degrees 37 minutes 46 seconds West 205.62 feet thence South 41 degrees 22 minutes 14 seconds West 14 feet thence North 48 degrees 37 minutes 46 seconds West 207.05 feet thence North 80 degrees 22 minutes 45 seconds West 265.75 feet to the West line of said Block 6, being the East line of Dogwood Street, all in Subdivision of Area D, a subdivision of the Southwest Quarter of Section 30 and part of the Northwest Quarter of Section 31 all in Township 35 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois, which Condominium Area Plat of Survey is recorded simultaneously with the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Arboretum in Park Forest, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22264933; together with the percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time.

Party of the first part also hereby grants to party of the second part, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration; and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and is further subject to party wall and driveway rights and agreements; building line and use or occupancy conditions, restrictions and covenants of record and easements, including those established by one or more of the Plats of Subdivision recorded as Documents Nos. 10951796, 10951790 and 10962019; easements and agreements recorded as Documents Nos. 10517269, 14300516, 14582023, 17116696, 17116706, 17116695, 18307553, 19138405 and 19974674, and recorded public utility easements which do not underlie the existing improvements; general taxes for the current year and subsequent years, including permanently recurring special assessments and taxes not due

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RECORDER'S OFFICE

at the date hereof, and general taxes for the prior year; rights of the public, the State of Illinois and the Village of Park Forest in and to that part of the land taken or used for road purposes; acts done or suffered by, and judgments against, party of the second part or any person or persons claiming by, through or under him; title defects disclosed by Title Papers for which a title insurance company shall issue owner's title insurance at party of the first part's expense; and zoning and other local ordinances, and state and Federal regulations, if any, which do not prohibit the use of the premises for residential purposes.

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Property of Cook County Clerk's Office