

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

TRUSTEE'S DEED

JUL 7 12 45 PM '76

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made this 9th day of June, 1976, 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 23rd day of April, 1973 and known as Trust Number 62054, party of the first part, and Sherrilyn A. Carter, a divorced woman, not since remarried, 188 Lester Road, Park Forest, Illinois 60466, 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, ~~CHICAGO XXXXXXXXXXXX~~ real estate, ~~XXXXXXXXXX~~ described on ~~XXXXXXXXXXXXXXXXXXXX~~ Exhibit A attached hereto and made a part thereof together with those conditions, covenants and provisions set forth on said Exhibit A.

SEE ATTACHED EXHIBIT A

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 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 first deed or mortgage of any there be of record in said county given to secure the payment of money, and remaining unleased 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, this day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid.

By *Thomas [Signature]* Assistant Vice-President
Attest *Paul [Signature]* 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 June 11, 1976 Date
[Signature] Notary Public

DELIVERY INSTRUCTIONS
NAME Home Federal Savings and Loan
STREET 201 S. State Street
CITY Chicago, IL 60604

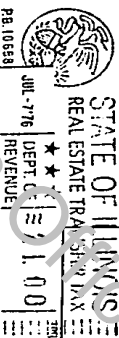
FOR INFORMATION ONLY
INSIDE STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Sherrilyn A. Carter
188 Lester Road Unit No. 73-1
Park Forest, IL 60466

THIS INSTRUMENT WAS PREPARED BY:
SANDRA S. MARMER
111 West Washington Street
Chicago, Illinois 60602

10.00

This space for affixing riders and revenue stamps

CO. NO. 016
209433



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31-36-500-078-1017
64-67-557
AM

EXHIBIT A

TWIN ARBOR

Unit 73-1

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. 22316815, of Block 4 (excepting therefrom Outlot B); Block 5 (excepting therefrom Outlot C); Block 6; Block 1 (excepting therefrom the North 472 feet); that part of Block 2 lying South of a line described as follows: Beginning at a point on the East line of Lester Street a distance of 110 feet North of the intersection of the North Line of McGarity Street and said East line; thence East 125 feet on a line normal to said East line of Lester Street; thence North 82° East 270.0 feet; thence North 59°20'04" East 138 feet to a point in the West line of Hemlock Street 70.02 feet North of the North line of McGarity Street as measured along said West line, all in the Subdivision of Area II a Subdivision of part of the Southeast Quarter and part of the Northeast Quarter of Section 36, Township 35 North, Range 13, 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 Twin Arbor in Park Forest, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22316814; together with the percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time.

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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. 18951786, 18951798 and 18962819; easements and agreements recorded as Documents Nos. 18517269, 14380516, 14552823, 17116696, 17116706, 17116695, 18387553, 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 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.

END OF RECORDED DOCUMENT