

63-80-9240



TRUSTEE'S DEED FILED

34 MAY 1975

23 115 876 THE ABOVE SPACE FOR RECORDERS USE ONLY

#23115876

THIS INDENTURE, made this 23rd day of May, 1975, 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 3rd day of April, 1973, and known as Trust Number 61918, party of the first part, and Louise S. Lutis, Divorced, Not since remarried, 16 Dunham Road, Park Forest, Illinois 60466 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of \$10.00 TEN and no/100ths -----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, ~~located in Cook County, Illinois~~ on Exhibit A, attached hereto and made a part hereof, 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 heirs 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 trust deed or mortgage of any nature heretofore or hereafter recorded in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

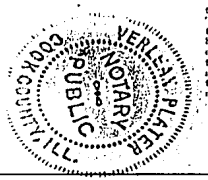
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed and these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,



By *Janice Selley* Assistant Vice-President
Attest *Charles Henry* 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 MAY 23 1975 Date
Verlan Platen Notary Public

This space for affixing titles and revenue stamps

Document Number 23 115 876

DELIVERY INSTRUCTIONS
NAME Home Federal Savings & Loan
STREET 201 South State Street
CITY Chicago, Illinois 60604
CITY This instrument was prepared by
Sheldon Baskin
73 West Monroe
Chicago, Ill. 60603
RECORDER'S OFFICE BOX NUMBER 26

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
LOUISE S. LUTIS
16 Dunham Rd. Unit 39-2
Park Forest, Illinois 60466

EXHIBIT A

ARBORETUM

Unit 19-2

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 Northerly, Northwesterly and Northeasterly 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 88 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. 18951796, 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

2315 876

Office

UNOFFICIAL COPY

-2-

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.

23 115 375

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT