

UNOFFICIAL COPY

0727302
TRUSTEE'S DEED

24 712 332

The above space for recorders use only

12.00

THIS INSTRUMENT made this 1st day of October, 19 78, between THE FIRST NATIONAL BANK OF DES PLAINES, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 17th day of March, 19 77, and known as Trust Number 74201807

party of the first part, and HARRIET TEDRAHN, a spinster,

of Roselle State Bank and Trust, Roselle, Ill. parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$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, the

following described real estate, situated in Cook County Illinois, to-wit:

PARCEL 41

THAT PART OF LOT 18254 (EXCEPT THAT PART OF SAID LOT 18254 LYING SOUTH OF A LINE DRAWN AT 90° TO THE EAST LINE OF SAID LOT AT A POINT ON SAID EAST LINE 195.43 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT), IN SECTION 3, WEATHERFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF SAID LOT 18254 AT A POINT 566.28 NORTH OF THE SOUTHEAST CORNER OF SAID LOT 18254; THENCE WEST 92.50 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREON DESCRIBED; (FOR THE PURPOSE OF DESCRIBING THIS PARCEL WEST LINE OF SAID LOT 18254 TAKEN AS "NORTH AND SOUTH".) THENCE SOUTH 43.00 FEET; THENCE WEST 50.07 FEET; THENCE SOUTH 3.00 FEET; THENCE WEST 1.83 FEET; THENCE NORTH 46.00 FEET; THENCE EAST 51.90 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS BY GRANTOR DATED MARCH 9, 1978, RECORDED MARCH 31, 1978, IN THE OFFICE OF THE RECORDED OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 24384493, GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENTS SET FORTH AS COVENANTS RUNNING WITH THE LAND.

66-32-924 E. 48433 E. UNOFFICIAL COPY HEREIN IS INCORPORATED HEREIN

ATTACHED RIDER IS INCORPORATED HEREIN

24 712 332

Recorder's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

together with the tenements and appurtenances thereto belonging.

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 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 thereto 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 wall, party wall rights and party wall agreements; if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; assessments 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 hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer, and attested by its Assistant Trust Officer/Assistant-Cashier, the day and year first above written.

THE FIRST NATIONAL BANK OF DES PLAINES
as Trustee, as aforesaid, and not personally.

By David A. Raub
Trust Officer

ATTEST: [Signature]
Assistant Trust Officer/Assistant-Cashier



STATE OF ILLINOIS } ss.
COUNTY OF COOK

I, Ruth A. Troutman a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT DAVID A. RAUB, Assistant Trust Officer

~~Assistant Vice-President~~ of THE FIRST NATIONAL BANK OF DES PLAINES, a national banking association, and R. F. JOHNSON, V.P. Assistant Trust Officer/Assistant-Cashier of said national banking association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer/Assistant-Cashier, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth and the said Assistant Trust Officer/Assistant-Cashier did also then and there acknowledge that he/she as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of October, 19 78

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY:
JAMES S. SHELDON, ESQ.
701 LEE STREET
DES PLAINES, ILLINOIS 60016

BOX 533

For information only insert street address of above described property.

STATE OF ILLINOIS
REAL ESTATE DEPARTMENT
RECORDS SECTION
NOV 1 1978
175
24 712 392

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Virginia L. Erickson, being duly sworn on oath, states that she resides at Frank R. Stape Builder, Inc., 1400 Renaissance Dr., Ste. #300, Park Ridge, IL 60068. That the attached deed is not in violation of Paragraph 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

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

-OR-


B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1:

1. 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;
2. 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;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyances of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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 impacted with a public use.
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER AND/OR LETTER 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 21st day of October, 1978

W. J. ...
Notary Public


Virginia L. Erickson

24 712 332

UNOFFICIAL COPY

MAIL TO
EDWIN SHAPIRO
33 WEATHERS FIELD COMMON
SCHAUMBURG, ILL 60172.

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD
NOV 13 '78 9 00 AM

#24712332

RECORDED
INDEXED

END OF RECORDED DOCUMENT