

UNOFFICIAL COPY

0732/00
TRUSTEE'S DEED - JOINT TENANCY

24 899 221

The above space for recorders use only

THIS INDENTURE, made this 26th day of March, 1979, between LA GRANGE STATE BANK, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 23rd day of June, 1978 and known as Trust No4912 party of the first part, and

12.00

MICHAEL PAUL STOJAK AND SHARON ANN STOJAK, HIS WIFE of Cook County, Illinois, not in tenancy in common, but in joint tenancy, parties 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 parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

Riders attached hereto and made a part hereof by reference thereto

Tenant has exercised his right of first refusal and is buyer.

Grantee's Address: Unit 527 - 1463 Mercury Drive, Schaumburg, Ill.

Together with the tenements and appurtenances thereunto belonging.
TO HAVE AND TO HOLD the same unto said parties of the second part, not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof forever of said party of the second part.
Subject to: General real estate taxes for 1978 & subsequent years, Declaration of Condominium Ownership, recorded as Doc.#2486631; Condominium Property Act of Illinois & Village of Schaumburg; Doc.#23477977, 24126351, 23609921.

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 thereunto 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 liens; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements 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 hereto affixed, and has caused its name to be signed to these presents by its VP & Senior Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

LA GRANGE STATE BANK, as Trustee as aforesaid
B. VP & Senior Trust Officer
Attest: Mary G. Swezenski Ass't. Trust Officer

STATE OF ILLINOIS
COUNTY OF COOK

NOTARY PUBLIC

I, the undersigned
A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT:
Charles M. VP & Senior Trust Officer of LA GRANGE STATE BANK, and Mary G. Swezenski Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed in the foregoing instrument as such VP & Senior Trust Officer and Assistant Trust Officer 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 Bank, for the uses and purposes therein set forth; and the said Assistant Trust Officer did also then and there acknowledge that said Assistant Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of March, 1979

Notary Public

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit 527 - 1463 Mercury Drive
Schaumburg, Illinois

BOX 533

THIS INSTRUMENT WAS PREPARED BY
LA GRANGE STATE BANK
TRUST DEPARTMENT
14 S. LA GRANGE ROAD
LA GRANGE, IL 60525

D
E
L NAME
I
V STREET
E
R CITY
Y
T
O: OR: RECORDER'S OFFICE BOX NUMBER

Mail to
Eleanor Saitz MacLeod
2443 W. Schaumburg Rd.
Schaumburg, Ill
60194

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Property of Cook County Clerk's Office

Rider to deed dated March 26, 1979 by
La Grange State Bank as Trustee U/T#4912 as grantor and
MICHAEL P. STOJAK & SHARON A. STOJAK, His Wife as grantee
and made a part thereof by reference thereto.

Party of the first part also hereby grants to parties of
the second part, their successors and assigns, as rights and
easements appurtenant to the above described real estate, the
rights and easements for the benefit 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 Deedis 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.

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UNIT NO. 527 IN BUILDING 1463 MERCURY DRIVE
IN COUNTRY LANE CONDOMINIUM as delineated on a survey of
the following described real estate: That part of West
7/8ths of the North West Quarter of Section 32, Township
41 North, Range 10 East of the Third Principal Meridian,
lying Southerly of the Southerly right of way of line of
Irving Park Road as dedicated per document 11245765; in
Cook County, Illinois; which survey is attached as
exhibit C to Declaration of Condominium made by La Grange
State Bank of La Grange, Illinois, as Trustee U/T#4312 and
recorded in the Office of the Recorder of Cook County, Illinois
as Document No. 24866317 together with its undivided percentage
interest in the common elements, attached thereto as exhibit D.

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ILLINOIS DEPARTMENT OF LOCAL GOVERNMENT AFFAIRS
Office of Financial Affairs

REAL ESTATE TRANSFER DECLARATION

Except as to Exempt Transactions, you are prohibited by law from accepting any deed for recordation unless it is accompanied by a declaration containing all of the information requested therein.

THE FOLLOWING INFORMATION IS REQUIRED BY THE
REAL ESTATE TRANSFER TAX ACT AND IS TO BE FILLED
OUT BY THE SELLERS AND BUYERS OR THEIR AGENTS.

LEGAL DESCRIPTION: Sec. 32 Twp. 41 Range 10
(Use additional sheet, if necessary)

County

Date

Doc. No.

Vol.

Page

Received By:

For Recorder's Use Only

COOK (016)

MAR 30 1979

24 899 221

(legal Description attached hereto)

Lot Size (Approximate) condo or Acreage _____ trustee's
Permanent Real Estate Index No. 07-32-100-006 Date of Deed 3-26-79
07-32-100-007 Type of Deed _____

Address of Property Unit# 527 -1463 Mercury Drive
City or Village Schaumburg Street or Rural Route _____
Township _____

The following questions must be answered:

1. ☐ Yes ☒ No Is this transfer between relatives or related corporations?
Relationship _____
2. ☐ Yes ☒ No Is this a compulsory transaction? (In lieu of Foreclosure, Court
Order, Divorce, Condemnation, Probate, Etc.)
3. ☐ Yes ☒ No Is this in fulfillment of an installment contract for deed?
4. ☐ Yes ☒ No Does buyer hold title to adjacent properties?

—Check property usage—

- ☐ Residence
☐ Vacant Land/Lot
☐ Apartment (6 units or less, owner occupied)
☐ Commercial Apartment (over 6 units)
☐ Farm
☒ Store, office, commercial building
☐ Industrial
Other (Specify) Condominium

This space for relating any special facts or circumstances involving this transaction: (Use additional sheet, if necessary.)

Full actual consideration \$ 38,700
Less amount of personal property
Included in purchase \$ _____
Net consideration for real estate \$ _____
Less amount of mortgage to which the transferred
real estate remains subject \$ _____
Net taxable consideration to be covered by stamps \$ 38,700
Amount of tax stamps (50¢ per \$500 or part
thereof of taxable consideration.) \$ 39.00

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

LaGrange State Bank Under Trust# 4912 - 14 S. LaGrange Rd. LaGrange, Ill.
Name and Address of Seller (Please Print) Street or Rural Route City

Signature: Albert Baber
Seller or Agent

MICHAEL P. STOJAK SHARON A. STOJAK, Unit# 527 1463 Mercury Dr., Schaumburg

Name and Address of Buyer (Please Print)

Signature: Michael P. Stojak
Buyer or Agent

Use space below for tax mailing address, if different from above.

Name

Street or Rural Route

City

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAR 30 '79 2 14 PM

William H. Olson
RECORDING DEPT

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT