

# UNOFFICIAL COPY

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11.00

## TRUSTEE'S DEED

45-28

The above space for recorders use only

THIS INDENTURE, made this 17<sup>th</sup> day of October, 19 77, between BEVERLY 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 12<sup>th</sup> day of May, 1972, and known as Trust No. 8-3713 party of the first part, and MARGIE J. MORITA, a spinster,

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, MARGIE J. MORITA, a spinster, the following described real estate, situated in Cook County, Illinois, to-wit:

(See Legal attached on back)

Together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part, MARGIE J. MORITA, a spinster, 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 liens; liquor and other restrictions of record; if any; party wages; party's all rights and party's all agreements, if any, and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and all other claims 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 the same, presents by its Asst. Vice-President and attested by its Asst. Trust Officer, the day and year first above written.

BEVERLY BANK, as Trustee as aforesaid

Asst.

By Sylvia R. Miller VICE-PRESIDENT

TRUST OFFICER

Attest Dorothy M. Fleischman ASST TRUST OFFICER

XXXXXX O XXXX

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

The Undersigned, Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT Sylvia R. Miller Asst. Vice-President of BEVERLY BANK, and Dorothy M. Fleischman Assistant Trust Officer of said Bank, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such Asst. Vice-President 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 29<sup>th</sup> day of November, 19 77

This document prepared by: Randolph A. Marsh, 48 W. Roosevelt Rd., Lombard, Ill. 60148  
Notary Public

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

**FINANCIAL FEDERAL SAVINGS**  
Western Avenue and Lincoln Highway  
Olympia Fields, Illinois 60461

17248 S. 71st Court

Tinley Park, Illinois

DELIVERY



STATE OF ILLINOIS  
SEAL STATE TRANSFER TAX  
DEPT. OF REVENUE  
Document Number 24 260 291  
Document Number 250 001

65-86-164R  
28-30-303-014

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UNITS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL") (SEE LEGAL DESCRIPTION BELOW) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF TOWN AND COUNTRY VILLAS CONDOMINIUM NO. 9 MADE BY BEVERLY BANK, CHICAGO, ILLINOIS, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 12, 1972, AND KNOWN AS TRUST NO. 8-3713 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24-099-869 TOGETHER WITH AN UNDIVIDED 8 1/3% INTEREST FOR EACH OF THE HEREIN CONVEYED UNITS IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF ABOVE DESCRIBED PROPERTY, AS SET FORTH IN THE PLAT OF SUBDIVISION OF EASEMENTS MADE BY DROVERS NATIONAL BANK TRUST NUMBER 68261 AND RECORDED DECEMBER 22, 1969, AS DOCUMENT NUMBER 2404966. "PARCEL"---BALANCE OF LEGAL DESCRIPTION:

THAT PART OF LOT 24 IN TOWN AND COUNTRY RESUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED ON DECEMBER 22, 1969 AS DOCUMENT #21 041 966) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 24 (SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF HARLEM AVENUE AS HERETOFORE DEDICATED IN THE AFORESAID TOWN AND COUNTRY SUBDIVISION) AND RUNNING THENCE NORTH 00°00' EAST ON THE WEST LINE THEREOF A DISTANCE OF 315.38 FEET; THENCE NORTH 90° EAST, A DISTANCE OF 160.92 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH 71° 26' 38" EAST, A DISTANCE OF 30.47 FEET; THENCE NORTH 18° 33' 22" EAST, A DISTANCE OF 7.10 FEET; THENCE SOUTH 71° 26' 38" EAST, A DISTANCE OF 15.04 FEET; THENCE SOUTH 18° 33' 22" WEST, A DISTANCE OF 7.10 FEET; THENCE SOUTH 71° 26' 28" EAST, A DISTANCE OF 30.47 FEET; THENCE SOUTH 18° 33' 22" WEST, A DISTANCE OF 58.00 FEET; THENCE NORTH 71° 26' 38" WEST, A DISTANCE OF 30.47 FEET; THENCE SOUTH 18° 33' 22" WEST, A DISTANCE OF 7.10 FEET; THENCE NORTH 71° 26' 38" WEST, A DISTANCE OF 15.04 FEET; THENCE NORTH 18° 33' 22" EAST, A DISTANCE OF 7.10 FEET; THENCE NORTH 71° 26' 38" WEST, A DISTANCE OF 30.47 FEET; THENCE NORTH 18° 33' 22" EAST, A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENTS AND COVENANTS BY GRANTOR DATED THE 12TH DAY OF MAY A.D. 1972 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24094553 WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. 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 THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION 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 OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

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