

# UNOFFICIAL COPY

TRUSTEE'S DEED

25 535 620

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1983 FEB 14 PM 12:30

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Form 12 63407 - STUART-HOODMAN CO., CHICAGO

The above space for recorder use only

THIS INDENTURE, made this 18th day of January, 1983, between FIRST NATIONAL BANK OF LANSING, a National Banking Association of Lansing, Illinois as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 28th day of July, 1981, and known as Trust Number 3226, party of the first part, and

JAMES DE GROOT, a bachelor  
whose address is 16178 S. Park, South Holland, IL 60473 party of the second part.  
WITNESSETH, That said party of the first part, in consideration of the sum of \*\*\$10,000\*\* Ten and 00/100-----DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the ~~XXXXXX~~ described real estate, situated in Cook County, Illinois, ~~XXXXXX~~

Described on the legal description rider, which rider is attached to and made a part of this Deed.

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 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 (if any there be) of record in said county given to secure the payment of money, and remaining unperfected as of the date of the delivery hereof.

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 vice-president and attested by its trust officer, the day and year first above written.

FIRST NATIONAL BANK OF LANSING, As Trustee as aforesaid.

By: *Thomas C. Cornwell*  
Thomas C. Cornwell, Vice President & Trust Officer  
Attest: *Gilbert Bettinardi*  
Gilbert Bettinardi, Vice President

STATE OF ILLINOIS  
COUNTY OF COOK

I, Chris M. Peterson

Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Thomas C. Cornwell, Vice President & Trust Officer, of the FIRST NATIONAL BANK OF LANSING, and Gilbert Bettinardi, Vice President of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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, and Trustee as aforesaid, for the uses and purposes therein set forth, and the said Trust Officer then and there acknowledged that he caused the Corporate Seal of said Bank to be affixed to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, as Trustee aforesaid, for uses and purposes therein set forth.

My commission expires: November 15, 1983 1983 Given under my hand and Notarial Seal this 18th day of January 1983

Chris M. Peterson Notary Public

NAME Chicago Title Insurance Co.  
STREET 9003 Indianapolis Blvd.  
CITY Highland, Indiana 46322

FOR RECORRATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE.

2608 - 186th St., Unit #301  
Lansing, IL 60438

INSTRUCTIONS

OR

RECORDER'S OFFICE BOX NUMBER

THIS INSTRUMENT WAS PREPARED BY:  
THOMAS C. CORNWELL  
FIRST NATIONAL BANK OF LANSING  
3256 Ridge Road  
Lansing, Illinois

PROPERLY FILED IN COOK COUNTY OFFICE  
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43  
25 535 620

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Deed to and made a part of the Trustee's Deed dated January 18, 1983 from First National Bank of Lansing Trust #3226 to James De Groot, a bachelor

## LEGAL DESCRIPTION RIDER (UNIT AND CARPORT PARKING SPACE)

PARCEL 1 Unit 301 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

The South 208.8 feet of the West 208.8 feet of that part of the East 1/2 of the South West 1/4 of Section 31, Township 36 North, Range 15 East of the Third Principal Meridian, lying Southerly of Right of Way of the Chicago and Grand Trunk Railroad and West of the East Line of the West 20 acres of that part of the East 80 acres of the South West 1/4 of Section 31, lying Southerly of said Railroad Right of Way in Cook County, Illinois

which survey is attached as Exhibit "A" to Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois, as document number 26364283; together with it's undivided percentage interest in the common elements.

PARCEL 2 Grantor also hereby grants to the Grantee and to the Grantee's successors and assigns, as a limited common element appurtenant to the premises herein conveyed, Building Parking Space Number 8 & 17 as defined and set forth in said Declaration and survey.

Grantor also hereby grants to the Grantee and the Grantee's 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 the Grantor 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.

This Deed is further subject to: general real estate taxes for which no bill has been issued as of the date hereof and the lien of additional taxes which may be assessed for the year in which this Deed is dated by reason of the construction of new or additional improvements during that year; drainage taxes, special taxes or assessments for improvements not yet completed or installments thereof not due at the date hereof for improvements previously completed; easements, covenants, conditions, restrictions, party-wall rights and agreements and reservations of record; the provisions of the Condominium Act of the State of Illinois; rights of the public, and municipality and State of Illinois; road rights of way; act done or suffered by the Grantee herein.

END OF RECORDED DOCUMENT