

UNOFFICIAL COPY

38054  
6907548

26 697 513

This Indenture, Made this 1st day of July, 19 83

between FORD CITY BANK AND TRUST CO., 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 22nd day of April, 19 73, and known as Trust Number 475 party of the first part, and James De Groot

16178 S. Park Avenue South Holland, Ill.

of the county of Cook in the state of Illinois

party of the second part,

15<sup>00</sup>

WITNESSETH, That said party of the first part in consideration of the sum of Ten and no/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 following described real estate, to wit: as to 16.2% undivided interest in common to; SEE ATTACHED LEGAL DESCRIPTION

COOK COUNTY, ILLINOIS  
DEED FOR RECORD

1983 JUL 21 PM 1:37

Edward C. Swegard  
Recorder of Deeds  
26697513

SUBJECT TO: ALL LIENS, MORTGAGES AND CONDITIONS OF RECORD.

together with the tenements and appurtenances, thereunto 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 INSTRUMENT WAS PREPARED BY  
EDWARD C. SWEGARD  
7601 S. Cicero  
Chicago, Ill.

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 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 to these presents by its Vice President and Trust Officer and attested by its Trust Officer, the day and year first above written.

FORD CITY BANK AND TRUST CO.

As Trustee as aforesaid,

By James P. Edinger  
Vice President and Trust Officer  
Attest: Richard Krueger  
Trust Officer

26 697 513

32-25-300-012, 013, 015, 016, 036, 057  
32-25-302-029

UNOFFICIAL COPY

State of Illinois }  
COUNTY OF COOK } ss.

I, the undersigned  
A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that  
June R. Ritchie  
~~is~~ Vice President and Trust Officer of the FORD CITY BANK AND TRUST CO.

Stella B. Kruder  
and ~~is~~ Trust Officer of said Company, personally known to me to be the same  
persons whose names are subscribed to the foregoing instrument as such ~~is~~ Vice President and Trust  
Officer and ~~is~~ 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 Company, for the uses and purposes therein set forth; and the said  
~~is~~ Trust Officer did also then and there acknowledge that he, as custodian of the  
corporate seal of said Company, did affix the said corporate seal of said Company to said instrument as his  
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 this 8th day  
of July, 1983.

*Grace W. Tolson*  
Notary Public.

Property of Cook County Clerk's Office

**TRUSTEES DEED**  
**FORD CITY BANK**  
AND TRUST CO.  
As Trustee under Trust Agreement  
To

Box 533

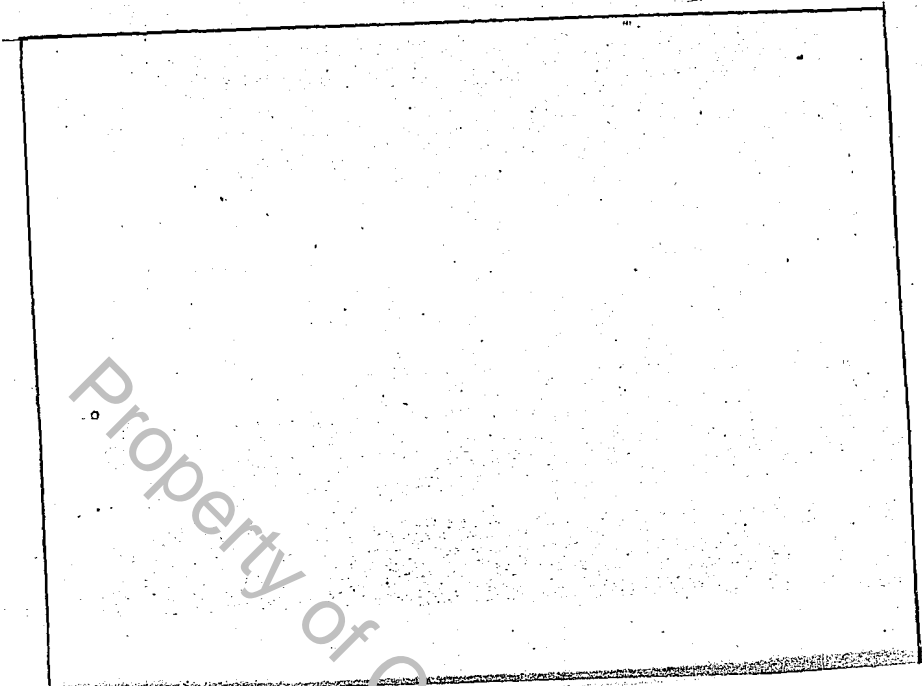
MAIL TO:  
South Island Bank  
16178 S. Park Ave  
South Hill, IL 60433

FORD CITY BANK AND TRUST CO.  
Chicago, Illinois

26697 513

FORM #61877  
Revised from CADWALLADER & JOHNSON, INC., Chicago 60630

UNOFFICIAL COPY



PARCEL 1:  
THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25,  
TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF  
INTERSECTION OF THE EAST LINE OF THE WEST 1256.03 FEET OF THE NORTH  
WEST 1/4 OF THE SOUTH WEST 1/4 AFORESAID WITH THE NORTH LINE OF THE  
SOUTH 150.00 FEET OF SAID NORTH WEST 1/4 OF THE SOUTH WEST 1/4; THENCE  
SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST ON THE LAST DESCRIBED LINE,  
A DISTANCE OF 435.00 FEET TO A POINT ON THE EAST LINE OF THE WEST

26 697 513

Property of Co...  
County Clerk's Office

02 13 9 039 1401 3 UNIT D

CHICAGO TITLE INSURANCE COMPANY

PAGE 2 -SCHEDULE A CONTINUED- 69 07 446

723.03 FEET OF SAID NORTH WEST 1/4; THENCE NORTH 00 DEGREES 39 MINUTES 10 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 400.00 FEET OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 AFORESAID; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF THE EAST 100 FEET OF THE WEST 823.03 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 00 DEGREES 07 MINUTES 10 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 AFORESAID; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 149.47 FEET TO A POINT; THENCE SOUTH 01 DEGREES 00 MINUTES 07 SECONDS EAST A DISTANCE OF 179.57 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 156.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 IN 30 SECONDS EAST, A DISTANCE OF 204.44 FEET TO A POINT ON THE EAST LINE OF THE WEST 1158.03 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 39 MINUTES 10 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 114.43 FEET TO THE POINT OF BEGINNING

PARCEL 2;

THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25 TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 823.03 FEET OF THE NORTH WEST 1/4 AFORESAID WITH THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 189.47 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH 01 DEGREES 00 MINUTES 07 SECONDS EAST, A DISTANCE OF 179.57 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 156.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST, A DISTANCE OF 225.03 FEET TO A POINT; THENCE NORTH 00 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 63.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 185.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 102.03 FEET TO THE POINT OF BEGINNING

PARCEL 2A:

THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND

26 697 513

UNOFFICIAL COPY

82 1319

039 1401

3 UNIT D

CHICAGO TITLE INSURANCE COMPANY

PAGE 3

SCHEDULE A CONTINUED-

69 07 446

DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 823.03 FEET OF THE NORTH WEST 1/4 AFORESAID WITH THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 291.50 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON SAID NORTH LINE OF THE SOUTH 600.00 FEET, A DISTANCE OF 38.91 FEET TO A POINT; THENCE SOUTH 01 DEGREES 00 MINUTES 07 SECONDS EAST A DISTANCE OF 185.57 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 38.91 FEET TO A POINT; THENCE NORTH 01 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 185.57 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 823.03 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25 WITH THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 AFORESAID; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 330.41 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON SAID NORTH LINE OF THE SOUTH 600.00 FEET, A DISTANCE OF 201.49 FEET TO A POINT; THENCE SOUTH 32 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE OF 134.82 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE CONVEX TO THE NORTH EAST AND HAVING A RADIUS OF 307.32 FEET A DISTANCE OF 144.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 37 MINUTES 48 SECONDS WEST ON A LINE FORMING AN ANGLE OF 95 DEGREES 01 MINUTES 29 SECONDS WITH A LINE TANGENT TO THE LAST DESCRIBED CURVE (WHEN TURNED FROM THE SOUTH EAST TO THE WEST) A DISTANCE OF 140.62 FEET TO A POINT ON THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 42 MINUTES 10 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 149.94 FEET TO A POINT DISTANT 200 FEET NORTH OF THE NORTH EAST CORNER OF LOT 1 IN BARGER'S SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25) RECORDED JUNE 25, 1959 AS DOCUMENT 17579685; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1; A DISTANCE OF 146.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 42 MINUTES 10 SECONDS EAST ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 AFORESAID, A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 26.31 FEET TO A POINT ON THE EAST LINE OF THE WEST 1158.03 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF

26 697 513

02 1315 039 1401 3 UNIT D

CHICAGO TITLE INSURANCE COMPANY

PAGE 4 - SCHEDULE A CONTINUED- 69 07 446

SAID SECTION 25; THENCE NORTH 00 DEGREES 39 MINUTES 10 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 264.43 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.59 FEET TO A POINT; THENCE NORTH 00 DEGREES 39 MINUTES 10 SECONDS WEST, A DISTANCE OF 150.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 24.09 FEET TO A POINT; THENCE NORTH 01 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 185.57 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1 IN BARGER'S SUBDIVISION AFORESAID, DISTANT 146.00 FEET WEST OF THE NORTH EAST CORNER THEREOF; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25 (SAID EAST LINE ALSO BEING THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 1), A DISTANCE OF 200.00 FEET TO A POINT; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 146.00 FEET TO A POINT ON THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25 AFORESAID; THENCE SOUTHERLY ON THE LAST DESCRIBED LINE, A DISTANCE OF 200.00 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 146.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT 1 IN SAUK JEFFREY COMMERCIAL UNIT NO. 1, (BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SAID SECTION 25) RECORDED FEBRUARY 28, 1973 AS DOCUMENT NUMBER 22235543; THENCE NORTHERLY ON A LINE WHICH IS THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 1 (SAID LINE ALSO BEING THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25), A DISTANCE OF 208.00 FEET TO A POINT; THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25, A DISTANCE OF 208.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE WESTERLY ON THE LAST DESCRIBED LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 1 IN SAUK JEFFREY COMMERCIAL UNIT NUMBER 1 SUBDIVISION

26 697 513

1319 039 1401 3 UNIT D

CHICAGO TITLE INSURANCE COMPANY

PAGE 5 -SCHEDULE A CONTINUED- 69 07 446

AFOREDESCRIBED, DISTANCE 80.00 FEET EAST OF THE NORTH WEST CORNER THEREOF; THENCE NORTH 00 DEGREES 42 MINUTES 10 SECONDS WEST ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25, A DISTANCE OF 208.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 60.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JEFFREY AVENUE AS NOW LOCATED; THENCE SOUTH 05 DEGREES 23 MINUTES 41 SECONDS EAST ON SAID RIGHT OF WAY LINE, A DISTANCE OF 208.77 FEET TO THE NORTH EAST CORNER OF LOT 1 IN SAID JEFFREY COMMERCIAL UNIT NUMBER 1 SUBDIVISION AFOREDESCRIBED; THENCE SOUTH 89 DEGREES 37 MINUTES 48 SECONDS WEST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 77.70 FEET TO THE POINT OF BEGINNING

*Cal 7  
dated  
No. 1319  
CHICAGO TITLE INS CO  
11/18/1907*

PARCEL 7:  
THE NORTH 400.00 FEET OF THE SOUTH 600.00 FEET OF THE EAST 100.00 FEET OF THE WEST 823.03 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 8:  
THE EAST 125.00 FEET OF LOT 1 (AS MEASURED ON THE NORTH LINE THEREOF) IN BARGER'S SUBDIVISION AFOREDESCRIBED.

PARCEL 9:  
THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 823.03 FEET OF THE NORTH WEST 1/4 AFORESAID WITH THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 189.47 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH 01 DEGREES 00 MINUTES 07 SECONDS EAST, A DISTANCE OF 179.57 FEET TO A POINT; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 179.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 600.00 FEET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

-SCHEDULE B CONTINUED FROM COMMITMENT JACKET (FORM NO. 2606).

3. FOR TAX AND SPECIAL ASSESSMENT EXCEPTIONS SEE

26 697 513  
Office

END OF RECORDED DOCUMENT