

# UNOFFICIAL COPY

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**This Indenture**, Made this 15th day of October 1984 between SUBURBAN TRUST AND SAVINGS BANK, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 16th day of December 1968, and known as Trust Number 2055, party of the first part, and Antoinette Formanek, a widow of 5801 Cermak Road, Cicero, Illinois, 60650 party of the second part.

Witnesseth, That said party of the first part, in consideration of the sum of **TEN** 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, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE PART OF TRUSTEE'S DEED

6963585 D1

15.00

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1984 DEC 14 PM 3:06

27373112

together with the tenements and appurtenances there unto 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.

Permanent Real Estate Index No. : 16-32-203-026 and 16-32-203-027 (covers part of subject property and part of property other than subject property)

Subject to: SEE EXHIBIT "B"

COOK COUNTY  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC 14 1984  
DEPT. OF REVENUE  
\$ 26.00

CANCELLED  
DEC 13 1984  
Cook County  
REAL ESTATE TRANSACTION TAX  
CRENSHAW STAMP  
DEC 14 1984  
\$ 26.00

This deed is executed pursuant to and in the exercise of the power of 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 attested by its Assistant Cashier, the day and year first above written.

TOWN OF CICERO  
Real Estate Transfer Tax  
\$100.00

TOWN OF CICERO  
Real Estate Transfer Tax  
\$50.00

TOWN OF CICERO  
Real Estate Transfer Tax  
\$50.00

TOWN OF CICERO  
Real Estate Transfer Tax  
\$10.00

TOWN OF CICERO  
Real Estate Transfer Tax  
\$50.00

SUBURBAN TRUST AND SAVINGS BANK,

as Trustee as aforesaid,  
By *Charles J. Papp* Vice-President

Attest: *Lorraine Priest* Assistant Cashier

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## EXHIBIT "A"

### PARCEL 1

THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON SAID WEST LINE OF THE EAST 1/2 OF THE NORTH EAST 1/4, 682.75 FEET SOUTH OF THE NORTH LINE OF SAID NORTH EAST 1/4; THENCE EAST, AT RIGHT ANGLES, TO SAID WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4, A DISTANCE OF 171.485 FEET TO A POINT WHICH IS 12.175 FEET WEST OF THE CENTER LINE OF SWITCH TRACK; THENCE NORTH ALONG A LINE, 12.175 FEET, WEST OF AND PARALLEL TO THE CENTER LINE OF SWITCH TRACK, 137.095 FEET TO A POINT ON A LINE 525.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTH EAST 1/4; THENCE EAST ALONG AFORESAID PARALLEL LINE 12.175 FEET TO THE CENTER LINE OF SAID SWITCH TRACK; THENCE NORTH ALONG CENTER LINE OF SAID SWITCH TRACK, 5.60 FEET; THENCE 35 FEET NORTHWESTERLY ALONG A LINE WHICH INTERSECTS THE WEST LINE OF THE EAST 1/2 OF SAID NORTH EAST 1/4, 516.063 FEET SOUTH OF THE NORTH LINE OF SAID NORTH EAST 1/4; THENCE NORTHWESTERLY 67.41 FEET TO A POINT ON A LINE 465.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTH EAST 1/4; THENCE WEST ALONG AFORESAID PARALLEL LINE, 36.429 FEET TO THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTH EAST 1/4; THENCE SOUTH ALONG THE AFORESAID WEST LINE 197.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE NORTH 100 FEET AS MEASURED ON THE WEST LINE THEREOF, OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID WEST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4, 682.75 FEET SOUTH OF THE NORTH LINE OF SAID NORTH EAST 1/4; THENCE EAST, AT RIGHT ANGLES, TO SAID WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID NORTH EAST 1/4, A DISTANCE OF 101.485 FEET TO A POINT WHICH IS 12.175 FEET WEST OF THE CENTER LINE OF SWITCH TRACK; THENCE SOUTH ALONG A LINE 12.175 FEET WEST OF AND PARALLEL TO THE CENTER LINE OF SWITCH TRACK, 38.835 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVING LINE, 12.175 FEET WEST OF AND PARALLEL TO CENTER LINE OF SWITCH TRACK CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 371.325 FEET, A DISTANCE OF 226.23 FEET (ARC) TO A POINT OF INTERSECTION WITH A LINE 168.456 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTH EAST 1/4; THENCE SOUTH ALONG AFORESAID PARALLEL LINE, 208.905 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 175.046 FEET (ARC) TO A POINT ON THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTH EAST 1/4; THENCE NORTH ALONG AFORESAID WEST LINE, 522.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR INGRESS AND EGRESS, OVER, ACROSS AND ALONG THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF OGDEN AVENUE AT ITS INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTH EAST 1/4 (BEING A POINT 376.48 FEET SOUTH OF THE NORTH LINE OF SAID NORTH EAST 1/4); THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 140.79 FEET; THENCE EASTERLY, A DISTANCE OF 9.57 FEET; THENCE SOUTHERLY, A DISTANCE OF 25.13 FEET; THENCE EASTERLY, A DISTANCE OF 17.46 FEET; THENCE SOUTHERLY, A DISTANCE OF 17.45 FEET; THENCE EASTERLY FOR A DISTANCE OF 9.399 FEET ALONG A LINE WHICH IS 465.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTH EAST 1/4; THENCE SOUTHEASTERLY, A DISTANCE OF 57.41 FEET TO A POINT 516.063 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE AND 78.65 FEET EAST OF SAID WEST LINE OF THE NORTH EAST 1/4; THENCE EASTERLY ALONG SAID LINE WHICH IS 516.063 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE, A DISTANCE OF 35 FEET; THENCE SOUTH, A DISTANCE OF 6.60 FEET; THENCE EASTERLY, A DISTANCE OF 13.56 FEET; THENCE NORTHERLY, A DISTANCE OF 60 FEET; THENCE WESTERLY ALONG A LINE WHICH IS 465.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTH EAST 1/4, A DISTANCE OF 81.86 FEET TO A POINT WHICH IS 48.40 FEET EAST OF SAID WEST LINE; THENCE NORTH ALONG A LINE WHICH IS 48.40 FEET EAST OF SAID WEST LINE, A DISTANCE OF 30 FEET; THENCE WESTERLY, A DISTANCE OF APPROXIMATELY 12.40 FEET, MORE OR LESS, TO A POINT 36 FEET EAST OF SAID WEST LINE; THENCE NORTH ON A LINE PARALLEL TO SAID WEST LINE FOR A DISTANCE OF 153.66 FEET TO A POINT ON THE SOUTHERLY LINE OF OGDEN AVENUE AND 36 FEET EAST OF SAID WEST LINE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF OGDEN AVENUE, A DISTANCE OF APPROXIMATELY 39.30 FEET TO THE PLACE OF BEGINNING, AS CREATED BY DEEDS FROM SUBURBAN TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 1972, TO MICHAEL HIZUKO DATED APRIL 25, 1969 AND RECORDED MAY 8, 1969 AS DOCUMENT 20835050 AND 20935059, ALL IN COOK COUNTY, ILLINOIS

Commonly known as: 5757 Ogden Avenue, Cicero, Illinois

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EXHIBIT "B"

- A. Covenants, conditions and restrictions of record;
- B. Private, public and utility easements and roads and highways, if any;
- C. Party wall rights and agreements, if any;
- D. Existing leases and tenancies;
- E. Special taxes or assessments for improvements not yet completed;
- F. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed;
- G. General taxes for the year 1984 and subsequent years;
- H. Any matters which would be disclosed by an accurate survey of the real estate;
- I. Encroachments and overlaps;
- J. Rights of the adjoining owner or owners to the concurrent use of the easement described as Parcel 3;
- K. Lack of separate assessment and permanent tax number for Parcel 2;
- L. Potential liens which may be filed after the date hereof for unpaid water and sewer services furnished by the Town of Cicero prior to the date hereof.
- M. Zoning, fire, building and occupancy laws, ordinances and regulations and any existing violations thereof.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )

) ss.

COUNTY OF COOK )

a beneficiary under Suburban Trust & Savings Bank Trust

William Goelitz, Number 2055

, being duly sworn on oath, states that he resides at 151 Barrypoint Road, Riverside, Illinois 60546.

That the attached deed is not in violation of Section 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 subdivisions 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 of any recorded subdivision which not 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 conveyance 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 impressed 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, 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, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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.

x William Goelitz

SUBSCRIBED, and SWORN to before me this 7<sup>th</sup> day of August, 1984.

[Signature]  
NOTARY PUBLIC

27-373-112