

Out

TRUSTEE'S DEED
(JOINT TENANTS)

UNOFFICIAL COPY

85029938

(The Above Space For Recorder's Use Only)

GRANTOR, LYONS SAVINGS & LOAN ASSOCIATION, an Illinois Corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a certain deed or deeds in trust duly recorded and delivered to said Illinois Corporation in pursuance of a certain Trust Agreement, dated the 23 day of October, 1983, and known as Trust Number 209, for and in consideration of the sum of Ten and no/100 (\$10.00)

Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto JOSEPH A. SZATKOWSKI AND HELEN SZATKOWSKI, his wife, of 150 S. Francis Court, in the City of Bloomingdale, County of Cook, State of Illinois, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO & MADE A PART HEREOF

SUBJECT TO: (1) General real estate taxes not then due; (2) covenants, conditions and restrictions of record; (3) applicable building and zoning laws and ordinances; (4) private, public and utility easements; (5) the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements recorded as Document 277014, and any amendments thereto; (6) acts done or suffered by, or judgments against Buyer, or anyone claiming by, through or under Buyer.

TO HAVE AND TO HOLD the aforesaid property, together as joint tenants. This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of a deed or deeds in trust duly recorded 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 lines, 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, the Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its (Executive) (Assistant) (Vice President) (Trust Officer) and attested by its (Executive) (Assistant) (Vice President) (Trust Officer) this 15th day of May, 1983.

LYONS SAVINGS & LOAN ASSOCIATION as Trustee, aforesaid, and not personally, By: [Signature] Its (Executive) (Assistant) (Vice President) (Trust Officer)

ATTEST: By: [Signature] (Executive) (Assistant) (Vice President) (Trust Officer)

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) of LYONS SAVINGS & LOAN ASSOCIATION, an Illinois Corporation, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (Trust Officer) and (Executive) (Assistant) (Vice President) (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 Illinois Corporation for the uses and purposes therein set forth; and the said (Executive) (Assistant) (Vice President) (Trust Officer) then and there acknowledged that said (Executive) (Assistant) (Vice President) (Trust Officer), as custodian of the corporate seal of said Illinois Corporation, caused the corporate seal of said Illinois Corporation to be affixed to said instrument as the free and voluntary act of said (Executive) (Assistant) (Vice President) (Trust Officer) and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of May, 1983

[Signature] Notary Public

My Commission Expires: 2-1-89

APPLY "TRIBES" OR REVENUE STAMPS HERE

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REAL ESTATE TRANSACTION TAX
20025

MAIL TO: Michael R. Konewko GUERARD, KONEWKO & DRENK, LTD. 100 W. Roosevelt Road - Suite A1 Wheaton, IL 60187

DOCUMENT PREPARED BY Michael R. Konewko GUERARD, KONEWKO & DRENK, LTD 100 W. Roosevelt Rd.-Al Wheaton, IL 60187

SEND SUBSEQUENT TAX BILLS TO: Mr. and Mrs. Joseph A. Szatkowski 1774 Pebble Beach Drive, Hoffman Estates, IL

ADDRESS OF PROPERTY 1774 Pebble Beach Drive Hoffman Estates, Illinois 60194

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED P.I.N. 07-05-300-0150K

OR RECORDER'S OFFICE BOX NO

DOCUMENT NUMBER

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PARCEL ONE:

THAT PART OF LOT FOUR OF POPLAR CREEK CLUB HOMES, UNIT 1, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST CORNER OF SAID LOT FOUR; THENCE SOUTH 34 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT FOUR, A DISTANCE OF 46.65 FEET TO A POINT 71.48 FEET (AS MEASURED ALONG SAID LOT LINE) NORTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT FOUR; THENCE SOUTH 55 DEGREES 38 MINUTES 59 SECONDS EAST, A DISTANCE OF 9.01 FEET TO AN EXTERIOR CORNER OF THE CONCRETE FOUNDATION (BOUNDING PARCELS 1774, 1776 AND 1778) FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 55 DEGREES 38 MINUTES 59 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, A DISTANCE OF 9.71 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE NORTH 34 DEGREES 20 MINUTES 29 SECONDS EAST, A DISTANCE OF 0.50 FEET TO THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1774 AND 1776; THENCE SOUTH 55 DEGREES 09 MINUTES 15 SECONDS EAST, ALONG THE CENTERLINE OF SAID COMMON WALL, A DISTANCE OF 48.18 FEET TO THE EXTERIOR SURFACE OF SAID FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID CONCRETE FOUNDATION THE FOLLOWING TWELVE (12) COURSES AND DISTANCES; THENCE NORTH 35 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 33.52 FEET; THENCE NORTH 55 DEGREES 11 MINUTES 40 SECONDS WEST, A DISTANCE OF 22.44 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES 20 SECONDS WEST, A DISTANCE OF 5.04 FEET; THENCE NORTH 10 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 13.22 FEET; THENCE NORTH 55 DEGREES 08 MINUTES 29 SECONDS WEST, A DISTANCE OF 8.85 FEET; THENCE SOUTH 80 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE OF 2.85 FEET; THENCE NORTH 55 DEGREES 11 MINUTES 40 SECONDS WEST, A DISTANCE OF 11.65 FEET; THENCE SOUTH 34 DEGREES 54 MINUTES 42 SECONDS WEST, A DISTANCE OF 15.05 FEET; THENCE NORTH 55 DEGREES 05 MINUTES 18 SECONDS WEST, A DISTANCE OF 1.65 FEET; THENCE SOUTH 34 DEGREES 54 MINUTES 42 SECONDS WEST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 55 DEGREES 05 MINUTES 18 SECONDS EAST, A DISTANCE OF 1.65 FEET; THENCE SOUTH 34 DEGREES 54 MINUTES 42 SECONDS WEST, A DISTANCE OF 16.73 FEET TO THE POINT OF BEGINNING,

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1984 AS DOCUMENT 27170192 AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 5, 1984 AS DOCUMENT 27360398 IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336477, AND ANY AMENDMENTS THERETO.

1774 PEBBLE BEACH DRIVE, HOFFMAN ESTATES, ILLINOIS

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