

UNOFFICIAL COPY

TRUSTEE'S DEED

(JOINT TENANTS)

85085740 7 4 0

(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 Donald W. Sturner and Colette Sturner, his wife

of 726 Prairie Street in the Village of St. Charles County of Kane, State of Illinois

net 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 27336477 and any amendments thereto; (6) acts done or suffered by, or judgments against Buyer, or anyone claiming by, through or under Buyer.

Permanent Index Number 07-08-300-015 ml

TO HAVE AND TO HOLD the aforescribed property forever to 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 taxes 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; mechanics' 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 28th day of June, 1985

LYONS SAVINGS & LOAN ASSOCIATION

as Trustee, as 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 28th day of June, 1985

[Signature]
Notary Public

My Commission Expires:

2-1-89

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
Donald W. Sturner and Colette Sturner
1735 Pebble Beach Drive, Hoffman Estates
IL 60194

ADDRESS OF PROPERTY
1735 Pebble Beach Drive
Hoffman Estates, Illinois 60194
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

07-27-85
REAL ESTATE TRANSACTIONS TAX
Cook County
16015

ATTN: RIDERS' OR REVENUE STAMPS HERE

85085740

DOCUMENT NUMBER

OR RECORDER'S OFFICE BOX NO

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PARCEL ONE:

THAT PART OF LOT FOURTEEN OF POPLAR CREEK CLUB HOMES, UNIT 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 37 DEGREES 31 MINUTES 03 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 14, 2.77 FEET; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST, 14.78 FEET TO AN EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR THE POINT OF BEGINNING; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 11.68 FEET; THENCE NORTH 7 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 2.83 FEET; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 9.10 FEET; THENCE SOUTH 81 DEGREES 23 MINUTES 31 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 13.13 FEET; THENCE NORTH 7 DEGREES 40 MINUTES 59 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 5.22 FEET; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 21.30 FEET; THENCE NORTH 37 DEGREES 28 MINUTES 45 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 4.11 FEET; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 1.00 FOOT; THENCE SOUTH 37 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 37.65 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1735 AND 1733; THENCE SOUTH 52 DEGREES 31 MINUTES 15 SECONDS WEST ALONG THE CENTERLINE OF SAID COMMON WALL, 48.07 FEET TO A POINT OF INTERSECTION WITH A SOUTHWESTERLY EXTERIOR SURFACE OF SAID FOUNDATION EXTENDED NORTHWESTERLY; THENCE SOUTH 37 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION EXTENDED NORTHWESTERLY, 0.51 FEET TO AN EXTERIOR SURFACE OF SAID FOUNDATION; THENCE SOUTH 52 DEGREES 31 MINUTES 15 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 9.82 FEET; THENCE NORTH 37 DEGREES 28 MINUTES 45 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 16.79 FEET; THENCE SOUTH 52 DEGREES 31 MINUTES 15 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 1.68 FEET; THENCE NORTH 37 DEGREES 28 MINUTES 45 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 6.00 FEET; THENCE NORTH 52 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 1.68 FEET; THENCE NORTH 37 DEGREES 28 MINUTES 45 SECONDS WEST ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, 15.04 FEET TO THE POINT OF BEGINNING,

IN POPLAR CREEK CLUB HOMES, UNIT 2, BEING A SUBDIVISION IN 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 MAY 14, 1985 AS DOCUMENT 85-019087, IN COOK COUNTY, ILLINOIS.

85085740

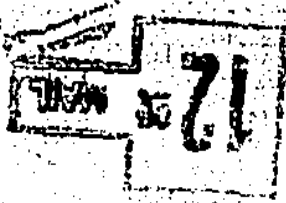
PARCEL TWO:

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.

1735 PEBBLE BEACH DRIVE, HOFFMAN ESTATES, ILLINOIS

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07/08/08



RECORDED

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#1111 TRAN 4439 07/02/08 12:13:00
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