

TRUSTEE'S DEED

UNOFFICIAL COPY

68516850

INDIVIDUAL

(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 1st day of September, 1982, and known as Trust Number 102 for and in consideration of the sum of Ten and No/100 - Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto CHARLES JOHN TONYAN, Single Person, never married of 1901 Golf View Drive in the Town of Villa Olivia County of Cook, State of Illinois the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to-wit:

SEE EXHIBIT ATTACHED HERETO

13.00

Property of Cook County, Illinois
 COOK COUNTY, ILLINOIS
 FILED FOR RECORD
 1986 NOV 13 PM 3:16
 86516850

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 NOV-3-86
 37.50
 AFFIX RIDERS OR REVENUE STAMPS HERE

TO HAVE AND TO HOLD the aforescribed property forever.
 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; 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 10th day of October, 1986.

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 } ss.
 COUNTY OF COOK

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 name 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 10th day of October, 1986.

[Signature]
 My Commission Expires: 3/89
 Notary Public

MAIL TO:
Charles Tonyan
 (Name)
1901 Golf View Dr.
 (Address)
Villa Olivia, IL 60120
 (City, State and Zip)
 RECORDER'S OFFICE BOX NO BOX 333 - TR

DOCUMENT PREPARED BY
Marilyn D. Marsh, Attorney
450 West 55th St. Countryside, Il. 60525
 SEND SUBSEQUENT TAX BILLS TO

(Name)
 (Address)

ADDRESS OF PROPERTY
1901 Golf View Drive
Villa Olivia, Il. 60120
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

DOCUMENT NUMBER

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TRUSTEE'S DEED

INDIVIDUAL



Lyons Savings & Loan

We'll take care of you and your money

Country Office Lyons Office
25th St. at Randolph • 312-9070 4231 Joliet Avenue • 442-8400
Neville Office Hickory Office
Hawthorn Depot • 442-8788 4201 S. Harlem Avenue • 795-7272
Sandwich Office
200 E. Duval St. • (615) 786-2113
Member FDIC

As Trustee under Trust Agreement

To

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

BUILDING D UNIT 1B

Unit number 1"B", in Building "D", in Manor Homes of Villa Olivia, a condominium as delineated on a survey of the following described real estate:

Lot 4 and that part of Lot 13 in Villa Olivia Unit 1, being a Subdivision of part of the Southwest 1/4 of Section 28 and the Southeast 1/4 of Section 29, Township 41 North, Range 9 East of the Third Principal Meridian, taken as a tract and described as follows: Beginning at the point of intersection of the West line of Lot 3 in said Villa Olivia Unit 1, extended North, with the South line of Golf View Drive, as shown on Villa Olivia aforesaid; thence South 2 Degrees 36 Minutes 31 Seconds East along the West Line of Said Lot 3 and its Northerly and Southerly extensions thereof, 195.81 Feet to its point of intersection with the South line of Lot 13 (being also the North line of Spaulding Road); thence South 87 Degrees 23 Minutes 29 Seconds West 335.00 Feet along the South line of Lot 13 aforesaid; thence Northwesterly 39.27 Feet along the Easterly line of said Golf View Drive, being the arc of a circle, having a radius of 25.00 Feet, tangent to the last described course, convex to the Southwest and whose chord bears North 47 Degrees 36 Minutes 31 Seconds West 35.36 Feet; thence North 2 Degrees 36 Minutes 31 Seconds West tangent to the last described course, along said Easterly line of Golf View Drive 95.81 Feet; thence, Northeasterly 117.81 Feet along the Southerly line of said Golf View Drive, being the arc of a circle, having a radius of 75.00 Feet, tangent to the last described course, convex to the Northwest and whose chord bears North 42 Degrees 23 Minutes 29 Seconds East 106.07 Feet; thence North 87 Degrees 23 Minutes 29 Seconds East tangent to the last described course, along the aforesaid Southerly line of Golf View Drive, 285.00 Feet to the point of beginning, in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 85230547 together with its undivided percentage interest in the common elements in Cook County, Illinois.

PIN # 06 28 302 004 0000 4.1711

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Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DANTE D. CORRADO

PRESIDENT

EXHIBIT "B"

BUILDING D UNIT 1-B

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 DECLARATION OF CONDOMINIUM, AFORESAID, AND 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, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLA OLIVIA HOMEOWNERS' ASSOCIATION BY GRANTOR, DATED THE 25TH DAY OF APRIL, 1983 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 26587469, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS THE GRANTEES, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATIONS FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATIONS, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATIONS AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENT IS SAID DOCUMENTS SET FORTH AS COVENANTS RUNNING WITH THE LAND.

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My Commission Expires Oct 31, 1937

Notary Public

Subscribed and sworn to before me this 13th day of OCTOBER 19 86.

ALMA OLIVIA DEVELOPMENT COMPANY

PRESIDENT

Further the affiant sayeth not.

- (a) The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 - (b) The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
 - (c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 - (d) The conveyance of parcels of land or interests 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;
 - (e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 - (f) The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 - (g) Conveyances made to correct descriptions in prior conveyances;
 - (h) 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, 1899 and not involving any new streets or easements of access.
3. That the instrument aforesaid is exempt from the provisions of an Act to Revise the Law in Relation to Plats "approved March 31, 1874, as amended by reason that the instrument constitutes:

SEE EXHIBIT A HERETO

1. Affiant resides at VILLA OLIVIA DEVELOPMENT COMPANY, BARTLETT, IL.
2. That he is (officer) grantor (s) in a (deed) dated the 10th day of OCTOBER 19 86, conveying the following described premises:

DANIEL D. CORRADO

PRESIDENT

STATE OF ILLINOIS)
COUNTY OF COOK)
SS

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Property of Cook County Clerk's Office

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EXHIBIT "B"

BUILDING D UNIT 1-B

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