

# UNOFFICIAL COPY

FRANCIS CHILAN, Executor of the Estate of HUBERT HOFFMAN, deceased, as Grantor, and NANCY LEE VAN LATEN, divorced and not remarried, as Grantee, WHEREAS, HUBERT HOFFMAN, deceased, resided in the County of Cook, Illinois, and died leaving a will, and that thereafter proceedings were instituted in the Probate Court of Cook County, Illinois, to probate the estate of said deceased, and on the 3rd day of April, 1986, Grantor was duly appointed and qualified as Executor of said estate, and letters of office issued out of said court to Grantor, and said letters are now in full force and effect, and

WHEREAS, on the 2nd day of October, 1986, proceedings were instituted in said court to sell the real estate hereinafter described, and on the 20th day of October, 1986, an order was entered directing the Executor to sell said real estate, and

WHEREAS said real estate was by private sale sold to the within named Grantee for the sum of FORTY-NINE THOUSAND AND 00/100 (\$49,000.00) Dollars,

NOW, THEREFORE, in consideration of the sum of FORTY-NINE THOUSAND AND 00/100 (\$49,000.00) Dollars, the receipt of which is hereby acknowledged, the said Executor of the Estate of HUBERT HOFFMAN, deceased, does hereby convey and quit claim to

NANCY LEE VAN LATEN, divorced and not remarried all of his right, title and interest, as Executor in the following described real estate:

### PARCEL 1

Unit No. 405 as delineated on survey of a tract of land legally described as follows (hereinafter referred to as parcel): That part of Lots 1 and 2 (taken as a Tract) in the subdivision of the North 462 feet of that part of the Northwest 1/4 lying Westerly of the Westerly right of way line of the Illinois Central Railroad and that part of the Northwest 1/4 of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at a point of intersection of the Westerly right of way line of Illinois Central Railroad and Southline of said lots 1 and 2 (taken as a tract) said point being 465.08 feet Southwesterly (as measured on said right of way line) of a line 33 feet South of (measured at right angles) the North line of the Northwest 1/4 of Section 6; thence Southwesterly on the Westerly right of way line of said railroad to the point intersection with the North line of "Flosswood Subdivision", a Subdivision of that part of the Northwest 1/4 of Section 6; Thence Westerly on the North line of "Flosswood Subdivision" to the point of intersection with a line 350.81 feet East of and parallel to the West line of the Northwest 1/4 of Section 6; thence Northerly on said parallel line to the point of intersection with a line 180 feet North of and parallel to the North line of "Flosswood Subdivision"; Thence Easterly on the last named parallel line to the point of intersection with a line 581 feet East of and parallel to the West line of the Northwest 1/4 of Section 6; thence Northerly on the last named parallel line, a distance of 32 feet to a point; thence Southeasterly on a straight line, a distance of 84.33 feet to a point intersection with a line 180 feet North of and parallel to the North line of "Flosswood Subdivision"; thence Easterly on the last named parallel line to the point of intersection with a line 70 feet Westerly of and parallel (as measured at right angles) to the Westerly right of way line of said railroad; thence Northeasterly on the last named parallel line, a distance of 80.83 feet to a point; thence Southeasterly on a straight line, a distance of 70 feet to the point of beginning, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by South Chicago Savings Bank, a Corporation of Illinois, not individually but solely as Trustee under Trust Agreement dated January 21, 1970 and known as Trust No. 11-1506, filed for record in the Office of the Registrar of Titles of Cook County, Illinois, State of Illinois, as Document LR 2726217, and recorded with the recorder of Deeds of Cook County, Illinois, State of Illinois, as Document 22537317, together with an undivided 1.967 percent interest in said parcel (exception from said parcel all the property and space comprising all the units thereof, as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

### PARCEL 2

Perpetual easement for the benefit of Parcel 1 aforesaid (except that part thereof falling in Lot 1 aforesaid), for a private road for ingress and egress in every possible manner including (but not exclusively) by vehicle, foot and conveyor and for light and air as created by the Deed from Henry Gottschalk and Sophie Gottschalk, his wife, to Maud Cory dated December 27, 1922 and recorded December 28, 1922 as Document 7759972 on and over a strip of land 50 feet in width extending from the Westerly line of the "Parcel" of Parcel 1 aforesaid to the East line of Western Avenue, the Southerly line of said private road being the Southerly line of said "Parcel" of Parcel 1 aforesaid extended Westward to said public road and the Northerly line of which said road being parallel with said Southerly line and 50 feet, measured at right angles, distant therefrom, all in Cook County.

2311 W 183<sup>rd</sup> St ?  
Unit 405  
Homewood, IL

32-06-100-066-1035

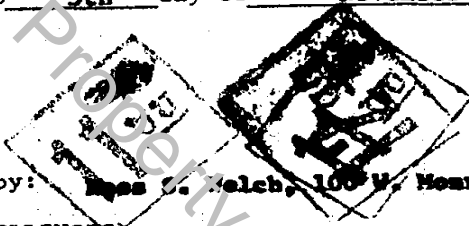
86520059

# UNOFFICIAL COPY

Subject to: 1986 and subsequent real estate and to easements for public utilities, sewers, drainage, ingress and egress, and to covenants and restrictions contained in documents recorded or registered as documents 22537317 (LR 2726217) and to terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium recorded as document No. 22537317 and registered as document No. LR 2726217, and terms conditions relating to the easement described as above parcel 2 contained in the instrument creating such easement and to rights of adjoining owners to use of said easement and to easement for public utilities and sewers as to parcel 2 and to all other interests and restrictions of record.

This deed is executed in pursuance of the power and authority vested in undersigned by the last will and testament of Hubert Hoffman, Deceased.

Dated this 5th day of November, 1986.



Francis J. Phelan (SEAL)

Prepared by: Wesley C. Welch, 100 W. Monroe St., Chicago, IL 60603

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, Margaret R. Kay, a Notary Public, in and for the County of Cook do hereby certify that FRANCIS PHELAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of November, 1986.

Margaret R. Kay  
Notary Public

Commission Expires Feb. 12, 1987

- ( ) Mail to: \_\_\_\_\_
- ( ) Office of the Recorder, Box No. (81)
- ( ) Mail Tax bills to: NANCY VAN LATEW  
2311 W 183rd St, Homewood

86 530059

86520059

DEPT-91-RECORDING  
#3333 TRNN 0107 11/05/86 12:23:00  
#0326 # 5-520059  
COOK COUNTY RECORDER

DENNIS G. KAY  
ATTORNEY AT LAW  
14401 CHICAGO ROAD  
DOLTON, IL 60431

14401 CHICAGO ROAD  
DOLTON, IL 60431

DELIVER TO  
NOV - 5 AM 10:43  
DURELL  
CLERK OF TITLES

3564320

3564320

22D  
12/10/86