

72-59003
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90381221

THIS INSTRUMENT **UNOFFICIAL COPY** made this 25th day of June 19 90

between STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 5th day of December 19 86 and known as Trust Number 10826 party of the first part, and Joseph J. Matula and Janice Hill Matula, his wife as joint tenants and not as tenants in common, whose address is 10551 Ridgewood Drive, Palos Park, Illinois party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) 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:

Lot 2 in the Plat of Resubdivision of Lots 117 to 124, both inclusive, in phase four of Palos West, a planned unit development in the Southeast 1/4 of the Southeast 1/4 of Section 23, and the Northeast 1/4 of the Northeast 1/4 of Section 32, all in Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. P.I.N.: 23-32-201-025-0000

Common Address: 10551 Ridgewood Drive, Palos Park, Illinois
FENCES. No fence or other non-residential structure shall be erected or maintained on any lot in the Subdivision which shall restrict the view in any way from an adjoining lot in the Subdivision. Fences shall be allowed only in the rear yard of any lot. Said structures shall be no higher than four (4) feet, except for swimming pool enclosures, which in no event shall said fence protrude forward beyond the rear wall of the building, and shall be governed by local ordinances. Fences shall be limited to fifty percent (50%) opacity. Fencing materials shall be limited to painted or stained wood, wrought iron, aluminum, or vinyl coated cyclone fencing. No un-coated cyclone fences are allowed. In no event shall a fence protrude forward beyond the rear wall of a building and in the case of a corner lot, the fence shall not protrude forward beyond the rear wall of the building or the face of the building on either side fronting on a street. The fence, when necessary, should be designed to enhance, rather than detract, from the overall appearance of the property. Prior to the erection or installation of any fence, plans showing the specific location and specifications for same shall be submitted to the Architectural Review Committee for approval in accordance with the Declaration of Covenants, Conditions, and Restrictions for said subdivision.

Exempt under provisions of Paragraph 2 Section 2 Real Estate Transfer Tax Act.
7/27/90
Date
Buyer, Seller or Representative

13.00

together with the tenements and appurtenances thereunto 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, not as tenants in common, but as joint tenants.

Subject to: All purchasers shall be responsible for maintenance of street lighting, parks and retention areas through their homeowner's association.
Subject to: General real estate taxes for the year 1989 and subsequent years.

This deed is executed pursuant to and in the exercise of the power and 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 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 (Assistant) Vice President and attested by its (Assistant) Secretary, the day and year first above written.

This instrument prepared by
Kathy Hawes
2400 West 95th Street
Evergreen Park, Illinois

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:
By: William D. O'Hearn
WILLIAM D. O'HEARN (Assistant) Vice President
Attest: Patricia Brankin
PATRICIA BRANKIN (Assistant) Secretary

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UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the afore-named (~~KATHY HAWES~~) Vice President and (Assistant) Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (~~KATHY HAWES~~) Vice President and (Assistant) Secretary 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 Bank, for the uses and purposes therein set forth, and the said Assistant Secretary did also then and there acknowledge, that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of July 19 90

Kathy Hawes
Notary Public



Property of Cook County Clerk's Office

90381221

DEED
STANDARD BANK AND TRUST CO

As Trustee under Trust Agreement
TO

BOX 333 - TB

FEDERAL SAVINGS AND LOAN
2400 WEST 95th STREET
DIX LAWN, IL 60453

STANDARD BANK AND TRUST CO
2400 West 95th St., Evergreen Park, IL 60842

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