

UNOFFICIAL COPY

TRUSTEE'S DEED
(JOINT TENANTS)

COOK COUNTY FILED
91404962
1991 AUG -9 PM 12:41
91404962

COOK
CD. NO. 010

(The Above Space For Recorder's Use Only)

196498

GRANTOR, Bank of Chicago/Garfield Ridge F/K/A Garfield Ridge Trust & Savings Bank, an Illinois Banking 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 Banking Corporation in pursuance of a certain Trust Agreement, dated the 28th day of July, 1989, and known as Trust Number, 89-7-15 for and in consideration of the sum of TEN & 00/100 Dollars (\$ 10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto STANLEY VALCICH and MARY VALCICH, his wife of 6149 South Moody in the City of Chicago County of Cook State of Illinois 60638 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 therein belonging, to wit:

See Reverse Side hereof for legal description.

13⁰⁰

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
DEPT. OF REVENUE
103.50

TO HAVE AND TO HOLD the aforesaid property forever as joint tenants. This deed is executed by the Trustee, pursuant to and in the exercise of the power and authority granted in 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 regulations of record, if any; party walls, party wall rights and party wall agreements, if any; zoning and building laws and ordinances; mechanics' liens; 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 8th day of August, 1991.

Bank of Chicago/Garfield Ridge F/K/A
Garfield Ridge Trust & Savings Bank
as Trustee, as aforesaid, and not personally.
By: *Rosemarie J. Baran*
(Executive) (Assistant) (Vice President) (Trust Officer)
ATTEST: *Jan J. Novotny*
(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 Bank of Chicago/Garfield Ridge F/K/A Garfield Ridge Trust & Savings Bank, an Illinois banking 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) 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 banking 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 banking corporation, caused the corporate seal of said Illinois banking 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 banking corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8th day of August, 1991.

OFFICIAL SEAL
JOLENE DI MEINA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 23, 1995

Jolene Di Meina
Notary Public
My Commission Expires: 3-23-95

DOCUMENT PREPARED BY:
THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND JOFF, LTD.
15255 South 94th Avenue,
Suite 601
Orland Park, IL 60462
Phone: (708) 403-6030

MAIL TO: }
RODERICK C. CIDMOR
(Name)
6204 W. 63RD ST.
(Address)
CHICAGO IL 60638
(City, State and Zip)

1835-202-037
ADDRESS OF PROPERTY:
Unit E-1
8156 West DANIEL DRIVE
Justice, Illinois 60458
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

RECORDER'S OFFICE BOX NO. BOX 333 - TH

91404962
DOCUMENT NUMBER

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
AUG 9 1991
APPENDIX RIDERS OR REVENUE STAMPS HERE

7315509a 909 932

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Legal Description:

THAT PART OF LOT 1 IN MODERN JUSTICE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 0°02'15" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 62.58 FEET; THENCE SOUTH 89°57'45" EAST 81.50 FEET TO A POINT 25.50 FEET WEST OF THE EAST LINE OF SAID LOT 1, AND 62.93 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 0°02'15" WEST, PARALLEL WITH SAID EAST LINE OF LOT 1, A DISTANCE OF 22.93 FEET; THENCE NORTH 89°42'45" WEST, PARALLEL WITH SAID SOUTH LINE OF LOT 1, A DISTANCE OF 18.84 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVED LINE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET AND A CHORD THAT BEARS SOUTH 45°17'15" WEST 56.57 FEET, AN ARC DISTANCE OF 62.93 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°42'45" WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 22.49 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED MAY 10, 1990 AND RECORDED MAY 16, 1990 AS DOCUMENT 90225800 FOR INGRESS AND EGRESS.

SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED MAY 10, 1990 AND RECORDED MAY 16, 1990 AS DOCUMENT 90225800, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE LAND HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION 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 DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION 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 AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

SUBJECT TO: GENERAL TAXES FOR THE YEAR 1990 AND SUBSEQUENT YEARS; PUBLIC AND UTILITY EASEMENTS; BUILDING LINES; ZONING AND BUILDING LAWS AND ORDINANCES; DECLARATION FOR THE COURTYARD TOWNHOMES OF JUSTICE.

TRUSTEE'S DEED

(JOINT TENANTS)

Bank of Chicago/Garfield Ridge
F/K/A Garfield Ridge
Trust & Savings Bank
As Trustee under Trust Agreement

To

91404962

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