

UNOFFICIAL COPY

91409009

TRUSTEE'S DEED

INDIVIDUAL

(The Above Space For Recorder's Use Only)

188666 929381  
75 508 W 85 S 1/4

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 PHYLISS VAN DUCH

of 4943 South Laramie in the City of Chicago County of Cook, State of Illinois 60638 the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Property of Cook County

1991 AUG 12 PM 2:18 91409009

13.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 9-9-90

COOK COUNTY REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE 8-11-91 14075

TO HAVE AND TO HOLD the abovescribed 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 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 2nd 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: *[Signature]* (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 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) 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 2nd day of August, 1991.

*[Signature]* Notary Public

My Commission Expires:

3-23-95

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

MAIL TO:

William I Reed  
3647 S. Archer  
Chicago Ill. 60638

DOCUMENT PREPARED BY THOMAS P. RUSSIAN GOLDSTINE, SRRODZKI, RUSSIAN, NEMEC AND HOFF, LTD. 15255 S. 94th Ave., #601, Orland Park, IL

SEND SUBSEQUENT TAX BILLS TO 60462

Phyllis Van Duch  
2019 W. 82nd St Unit F-4, Justice  
Chicago, IL 60638

ADDRESS OF PROPERTY Unit F-4 8019 West 82nd Street

Justice, IL 60458 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

ON RECORDED IN OFFICE BOX NO. BOX 333 - TH

DOCUMENT NUMBER 91409009

UNOFFICIAL COPY

**TRUSTEE'S DEED**

INDIVIDUAL

Bank of Chicago/Garfield Ridge F/K/A  
Garfield Ridge Trust & Savings Bank

As Trustee under Trust Agreement

To

Property of Cook County Clerk's Office

EXHIBIT "A"Legal Description:

THAT PART OF LOT 3 IN MODERN JUSTICE SUBDIVISION, BEING A SUBDIVISION 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: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°42'45" EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 201.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 0°00'00" WEST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 144.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST 84.26 FEET; THENCE NORTH 0°32'28" WEST 20.21 FEET; THENCE NORTH 90°00'00" EAST 84.45 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3, SAID POINT BEING 164.23 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 0°00'00" EAST, ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 20.21 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.

91409009