

UNOFFICIAL COPY 91320812

TRUSTEE'S DEED
JOINT TENANTS

1991 JUL -1 PM 4:15 91320812

(The Above Space For Recorder's Use Only)

COOK
CO. NO. 016

0 1 8 9 4 5

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 EDWARD, KOWALKOWSKI, a bachelor

of 8121 South Laverne in the City of Burbank County of Cook State of Illinois 60459

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 thereto belonging, to wit:

See Reverse Side hereof for legal description.

13⁰⁰

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 1 1991
9 9 50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
JUL 1 1991
49.75

TO HAVE AND TO HOLD the abovescribed property forever as joint tenants. 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 thereto existing, subject, however, to the laws 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 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 28th day of June, 1991.

Bank of Chicago/Garfield Ridge F/K/A
Garfield Ridge Trust & Savings Bank
as Trustee, as above said, and not personally.
Executive J. Baran
Its (Executive) (Assistant) (Vice President) (Trust Officer)
ATTEST BY *Juni M. Nawotny*
(Secretary) (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, jointly and 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 28th day of June, 1991.

Tracy Ann Zook
Notary Public

" OFFICIAL SEAL "
TRACY ANN ZOOK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/5/93

My Commission Expires:

5/5/93

PREPARED BY
THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
15255 South 94th Avenue
Suite 601
Orland Park, IL 60462
Phone: (708) 603-6030

ADDRESS OF PROPERTY:
Unit E-6
8146 Daniel Drive
Juntico, Illinois 60458
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND ADDRESSES TO TAX BILLS TO:
E. KOWALKOWSKI
(Name) Kowalkowski
8146 Daniel Drive Unit E-6
Justice (Address)
IL

MAILED TO }
Tom Olson
7912 S. ROSSIN BOULEVARD
Burbank IL 60459
(City, State and Zip)

RECORDER'S OFFICE BOX NO.

DOCUMENT NUMBER

91320812

91320812-50-26 97886

UNOFFICIAL COPY

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: COMMENCING 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 142.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°02'15" EAST, ALONG THE LAST DESCRIBED LINE, 19.95 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 162.60 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 0°02'15" WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 19.95 FEET; THENCE NORTH 89°57'45" WEST 81.50 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 THE 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 TO HOMEOWNER OF JUSTICE.

91320812

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TRUSTEE'S DEED
(JOINT TENANTS)

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

To