

# UNOFFICIAL COPY

TRUSTEE'S DEED

93637125

93757506

The above space for recorder use only.

THIS INDENTURE, made this 27th day of July, 1993, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 1st day of August, 1992, and known as Trust No. 92-1183 party of the first part, and JOHN ALFIREVICH, a single person never married, of 12353 W. Manitou Road, Lockport, Illinois

parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) and 00/100 dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, JOHN ALFIREVICH, a single person, never married, the following described real estate, situated in Cook County, Illinois, to-wit:

See Attached for Legal Description.

P.I.N. 22-29-322-006 and 22-29-322-007

Commonly known as B Warner Circle, Lemont, Illinois 60439

RE-RECORD TO INSERT DOC # IN PARCEL 2 OF LEGAL

Together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

Subject to easements, covenants, conditions, and restrictions of record, if any.

Subject to 1992 real estate taxes and subsequent years.

This deed is executed by the party of the first part, as Trustee, as aforesaid, and in the exercise of the power and authority granted to and vested in it by the terms of said Deed in Trust 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 liens; 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, mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Asst. Vice Pres. the day and year first above written.

STATE BANK OF COUNTRYSIDE as Trustee as aforesaid

By [Signature]  
Attest [Signature]

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

the undersigned A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT SUSAN L. JUZZI of State Bank of Countryside and MAUREEN J. BROCKEN of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Asst. Vice Pres. 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 Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's 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 27th day of July, 1993  
[Signature]  
Notary Public

OFFICIAL SEAL  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES JAN. 29, 1994

Prepared by: 6734 Joliet Rd.  
Countryside, IL 60525  
DELIVERY TO: ONE RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE:  
8 Warner Circle  
Lemont, IL 60439

74-53-562 CF

252

93637125

25 Bank

STATE OF ILLINOIS  
REGISTRAR OF DEEDS  
Date: Buyer, Seller or Representative:

REAL ESTATE TRANSFER TAX  
This space for recording and recording stamp

93757506

BOX 333 - TH





# UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

LOT 4 IN WATERFORD COURT, BEING A RESUBDIVISION OF LOTS 23, 24, 25 AND 26 (EXCEPT THE EAST 18.80 FEET OF LOT 26) IN QUARRY RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS FOR WATERFORD COURT TOWNHOMES, RECORDED JANUARY 22, 1993 AS DOCUMENT NUMBER 93055752 AND AS CREATED BY DEED FROM STATE BANK OF COUNTRYSIDE, AS TRUSTEE UNDER TRUST NUMBER 92-1183 TO John Alfrevich, RECORDED 8/12/93 AS DOCUMENT # 93637125 FOR INGRESS AND EGRESS OVER LOT 17 IN WATERFORD COURT SUBDIVISION AFORESAID

**SUBJECT** to DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS FOR WATERFORD COURT TOWNHOMES by grantor, RECORDED JANUARY 22, 1993 AS DOCUMENT NUMBER 93055752, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises 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 mortgage of said remaining parcels of any of them, and the parties hereby, 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.

**AND FURTHER SUBJECT TO:** (a) general real estate taxes not due and payable at the time of closing; (b) special assessments confirmed after October 10, 1992, if any; (c) building set back lines and use or occupancy restrictions; (d) covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; (e) zoning laws and ordinances; (f) easements for public utilities and those set forth in the Declaration of Protective Covenants and Conditions for Waterford Court Townhomes recorded on January 22, 1993 as document number 93055752; (g) the terms and conditions contained in the Declaration of Protective Covenants and Conditions for Waterford Court Townhomes recorded on January 22, 1993 as document number 93055752; (h) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (i) public and private roads and highways; (j) party walls, party wall rights and agreements including those contained in the Declaration of Protective Covenants and Conditions for Waterford Court Townhomes recorded on January 22, 1993 as document number 93055752; and (k) installments of assessments due after the date of closing.

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