

UNOFFICIAL COPY

THIS INDENTURE, MADE this 15th day of February, 1993

between STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 26th day of September, 1989, and known as Trust Number 12198, party of the first part, and Robert D. Cortez and Leticia Cortez, his wife, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON whose address is 13911 Creek Crossing Drive, Orland Park, IL 60462

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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 54 in Creekside Unit One, a Planned Unit Development, being a Subdivision in the West 1/2 of the South East 1/4 of Section 6, Township 36 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded May 12, 1989 as Document 89216015, in Cook County, Illinois.

P.I.N.: 27-06-400-002-0000

Common Address: 13911 Creek Crossing Drive, Orland Park, IL 60462

Subject to All purchasers shall be responsible for maintenance of street lighting, parks and retention areas through their homeowner's association for Creekside. Subject to: General Real Estate taxes for the year 1992 and all subsequent years.

Pursuant to Chapter 30, Section 111 of the Ill. Rev. Stat. (1985 ed.), Seller and Buyer, by acceptance of this Contract, hereby grant to THE ORCHARD HILL BUILDING COMPANY, INC. an Illinois Corporation, their successors and/or assigns, an irrevocable power of attorney coupled with an interest to represent Seller and Buyer, their respective successors and assigns, before the corporate body or subdivision thereof of a municipal corporation in the annexation, zoning, the granting of variations and subdivision of the premises (including the execution of any and all documents relating thereto). Said irrevocable power of attorney shall be binding upon the rights, if any, of any lien holder of the premises and shall terminate upon the sale and conveyance by Seller, its successors and assigns, of the last lot in the Orchard Hill Subdivision Units 1, 2, 3 and 4. This irrevocable power of attorney shall also be incorporated in the deed of conveyance of the premises.

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 or galvanized cyclone fencing. 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 building.

Plans for the erection or installation of any fence, plans showing the specific location and specifications for same shall be submitted to Orchard Hill Building Company for written approval. NO FENCE SHALL BE INSTALLED WITHOUT THE EXPRESS WRITTEN CONSENT FROM ORCHARD HILL BUILDING COMPANY.

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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.

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 AVP & T.O. and attested by its T.O. the day and year first above written.

MAIL TO:

Orchard Hill Building Company  
6100 Joliet Road  
Countrydale, IL 60525

STANDARD BANK AND TRUST COMPANY  
As Trustee as aforesaid:

By Bridgette W. Scanlan  
BRIDGETTE W. SCANLAN, AVP & T.O.  
Attest: James J. Martin, Jr.  
JAMES J. MARTIN, JR., T.O.

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TRUSTEE'S DEED



STANDARD BANK AND TRUST CO.

As Trustee under Trust Agreement

TO

STANDARD BANK AND TRUST CO.  
7800 West 95th Street, Hickory Hills, IL 60467

Mailed to:  
V.D. Stender  
4934 W. 63rd St  
Chicago, Ill. 60639

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
RECORDATION RECEIVED  
APR 15 1993 2:20 PM

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STATE OF ILLINOIS  
DEPT. OF REVENUE  
REAL ESTATE TRANSFER TAX  
233.00

COOK  
CLERK  
018

242147

REVENUE STAMP APR 15 93  
CO. 11427

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
118.50

NOTARIAL SEAL  
KATHY HAWES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1-02-94

the undersigned  
A notary public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that  
of the STANDARD BANK AND TRUST COMPANY  
and JAMES J. MARTIN, JR.  
of said Company, personally known to me to be the same persons whose names are  
subscribed to the foregoing instrument as such  
AVP & T.O.  
and T.O. 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 Company, for  
the uses and purposes therein set forth; and the said  
did also then and there acknowledge that he, as custodian of the  
corporate seal of said Company, did affix the said corporate seal of said Company to  
said instrument as his own free and voluntary act, and as the free and voluntary  
act of said Company, for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this 16th day of February 1993  
Notary Public

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STATE OF ILLINOIS  
COUNTY OF COOK