

2308

94853913

the above space for recorder's use only

TRUSTEE'S DEED

This Indenture made this 16th day of August, 1994 between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 6th day of August, 1993 and known as Trust Number 1098688 party of the first part, and Joseph P. Feldner, Whose address is 6597 West 127th Street, Palos Heights, IL party of the second part, Witnesseth, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY & QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois:

See Legal Description Attached Hereto as Exhibit "A" and Made a Part Hereof by Incorporation

Permanent tax # 24-31-201-048-0000

together with the covenants and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof 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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, As Trustee as Aforesaid

By: [Signature] Assistant Vice President
Attest: [Signature] Assistant Secretary

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for the County and State, Do Herely Certify that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary 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 of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's 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 August, 1994

"OFFICIAL SEAL"
Olintha Smith
Notary Public, State of Illinois
My Commission Expires 10/7/95

[Signature]
NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL TO:

NAME: EARL S. BAARS JR.
ADDRESS: 2535 GORDON DR
CITY: FLOSSMOOR, ILL 60422

FOR INFORMATION ONLY - STREET ADDRESS
202 Feldner Court
Palos Heights, IL 60463

This Instrument Was Prepared By:
MELANIE M. HINDS
171 N. Clark Street
Chicago, IL 60601

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7520864 OF

COOK CO. NO. 018
1994
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
94853913
10975

UNOFFICIAL COPY

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## EXHIBIT "A"

Legal Description attached to and made a part of that Trustee's Deeds dated July 11, 1994 between Chicago Title and Trust Company, as Trustee under a Trust Agreement dated August 6, 1994, Trust Number 1098688, as Grantor, and Joseph P. Feldner, as Grantee

### Parcel 1:

That part of Lot 2 in the Villas of Palos Heights, Planned Unit Development, being a Subdivision of the North 671.53 feet (except the East 900 feet thereof and except the West 165 feet of the North 283 feet thereof and except that part taken for Highway) of the Northeast ¼ of the Northeast ¼ of Section 31, Township 37 North, Range 13, East of the Third Principal Meridian described as follows:

Commencing at the Northeast corner of said Lot 2; thence due West along the North line of said Lot 2, 44.27 feet; thence South 0 Degrees 04 Minutes 30 Seconds West 22.50 feet; thence North 89 Degrees 55 Minutes 30 Seconds West 72.61 feet to a point of beginning, said point lying on the Northerly extension of the center line of a party wall; thence North 0 Degrees 04 Minutes 30 Seconds East, along said extension 6.37 feet; thence North 89 Degrees 55 Minutes 30 Seconds West 72.71 feet; thence South 0 Degrees 04 Minutes 30 Seconds West 45.36 feet to a point on the Westerly extension of a center line of a party wall; thence South 89 Degrees 55 Minutes 30 Seconds East along said extension and center line 72.71 feet to an intersection with the center line of a party wall; thence North 0 Degrees 04 Minutes 30 Seconds East along said center line and the Northerly extension thereof, 38.99 feet to the point of beginning, all in Cook County, Illinois.

### Parcel 2:

Easement for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions and Restrictions for the Villas of Palos Heights, Planned Unit Development, recorded July 1, 1994 as Document Number 94578976 and by Deed from Chicago Title and Trust Company, as Trustee under Trust Number 1098688 to Joseph P. Feldner recorded 10/4/94 as Document Number 94853913 for ingress and egress, in Cook County, Illinois.

PIN: 24-31-201-048-0000

Address: 202 Feldner Court  
Palos Heights, IL

SUBJECT TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1994 AS DOCUMENT 94578976, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR GRANTS TO THE GRANTEE, 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 THEREIN 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.

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