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TRUSTEE'S DEED

JOINT TENANCY

The above space for recorder use only

THIS INDENTURE, made this 15th day of November, 1994, between FIRST UNITED BANK, a state banking association duly organized and existing under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said state banking association in pursuance of a certain Trust Agreement, dated the day of November 29, 1993, and known as Trust Number 1661, party of the first part, and Vincent J. Sabia and Julie S. Sabia, his Wife, as party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 Ten and No/100 Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

See Attached Exhibit "A"

COOK COUNTY, ILLINOIS FILED FOR RECORD

94 NOV 16 PM 2:40

94974811

Common Address: 18138 Mockingbird Lane, Tinley Park, IL 60477

and subject to:

Permanent Index No. 27-34-401-002-0000

together with the easements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, not in tenancy in common, but in joint tenancy.

This document was prepared by: Rose Sharples FIRST UNITED BANK, 700 Exchange Street, Crete, IL 60417

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said County.

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 one of its Senior Vice President or its Assistant Vice President the day and year first above written.



FIRST UNITED BANK as Trustee, as aforesaid, and not personally.

By W. Anthony Kopp, Senior Vice President

Attest Marilyn Carlsson, Assistant Vice President

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 W. Anthony Kopp and Marilyn Carlsson of the FIRST UNITED BANK, a state banking association, grantor, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such and Sr. Vice President 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 state banking association for the uses and purposes therein set forth; and the said Asst Vice Pres then and there acknowledged that said Sr. Vice President as custodian of the corporate seal of said state banking association caused the corporate seal of said state banking association to be affixed to said instrument as said Senior Vice President

OFFICIAL SEAL Rosella Sharples Notary Public, State of Illinois My Commission Expires 03/14/98

Date 11-15-94

Rosella Sharples Notary Public

DELIVERY

NAME Vincent Sabia STREET 18138 Mockingbird CITY Tinley Park, IL 60477 OR

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

18138 Mockinbird Lane

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

Tinley Park, IL 60477

BOX 333-CT1 MB2 94659474 75 35 085 182

200K CO. NO. 016 58469 REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 177.50 208 REAL ESTATE TRANSACTION TAX 88.75

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10-03-11

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EXHIBIT "A"

PARCEL 1:

THAT PART OF LOT 163 IN PHEASANT LAKE TOWNHOMES UNIT 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF AFORESAID LOT 163; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 163, 24.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 7.11 FEET TO THE POINT OF BEGINNING; THENCE CONTAINED SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 36.13 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 80.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 36.13 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 80.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PHEASANT LAKE TOWNHOMES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS, RECORDED OCTOBER 11, 1994 AS DOCUMENT 94871914, AND AS CREATED BY DEED FROM FIRST UNITED BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 29, 1993 AND KNOWN AS TRUST NUMBER 1661.

SUBJECT TO THE PHEASANT LAKE TOWNHOMES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS, RECORDED OCTOBER 11, 1994 AS DOCUMENT 94871914, 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 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.

94871914

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