

TRUSTEE'S DEED (Joint Tenancy form)

1-1014

The above space for recorder's use only

OFFICE OF NOTARIAL PUBLIC REAL ESTATE TRANSFER STAMP
NO. 22153 AMOUNT \$975 DATE 1/7-94
ADDRESS 8841 N. Parkside
MORTON GROVE, ILLINOIS

51390151
INTERCOUNTY TITLE

THIS INDENTURE, made this 1st day of January, 19 94, between PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 1st day of March, 19 90, and known as Trust Number 9588, party of the first part, and JAMES JOSEPH AND MARY JOSEPH--

6650 N. Knottner, Lincolnwood, IL 60646

not as tenants in common, but as joint tenants, part 1es of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said part 1es of the second part, not as tenants in common, but as joint tenants, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

Lot 3 and the North half of Lot 4 in Block 13 in Hield and Martin's Dempster Street Terminal Subdivision, a Subdivision of the Southwest Quarter of Section 16, and the Southeast Quarter of Section 17, Township 41 North, Range 13, East of the Third Principal Meridian, as per Plat thereof recorded June 2, 1924 as Document 8446276 in Cook County, Illinois.

P. I. N. 10-17-431-003
P. I. N. 10-17-431-004

together with the tenants and appurtenances thereunto belonging.

To Have and to Hold the same unto said part 1es of the second part forever, not in tenancy in common, but in joint tenancy.

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, any mechanic lien, any and all other liens, notices or claims of record and any and all other statutory lien right duly perfected (if any) thereon in said county given to secure the payment of money, and remaining unrelieved at the date of the 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 Vice-President-Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid,

By Jo Ann Kubinski, ASST Vice-President-Trust Officer
Cashier
Attest Marcelene J. Kawczinski, Assistant Trust Officer

STATE OF ILLINOIS }
COUNTY OF COOK } SS

the undersigned

Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY, that

Jo Ann Kubinski

ASST. Vice-President-Trust Officer of PARKWAY BANK AND TRUST COMPANY, and

Marcelene J. Kawczinski

Cashier

Notary Public, State of Illinois
My Commission Expires 08/25/95
I, Gloria Wielepko, Notary Public, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 7th day of January, 19 94, and acknowledged to me that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of the said Assistant Trust Officer, did also then and there acknowledge to me as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as the free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

7th day of January, 19 94

Notary Public

D NAME LARIN SASOR
E STREET 3853 W. FULLERTON
L CITY CHICAGO ILLINOIS 60647
V INSTRUCTIONS OR
E
R
Y

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

8841 N. Parkside
Morton Grove, IL 60053

2

THIS INSTRUMENT WAS PREPARED BY:
PARKWAY BANK AND TRUST COMPANY
4800 N. Harlem Avenue, Harwood Heights, IL 60656

Jo Ann Kubinski

23.50

UNOFFICIAL COPY

94126741

DEPT-01 RECORDING
130014 TRAD 0755 02/08/94 11:23:50
#3810 * - 94 - 126741
COOK COUNTY RECORDER

Property of Cook County Clerk's Office



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PARCEL 2

SEE PROCS ATTACHED HERETO AND PAGE 4 PART HEREOF

THAT PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 600.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23, WITH THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE NORTHWEST 1/4 OF SECTION 23; THENCE SOUTH 89 DEGREES 55 MINUTES 10 SECONDS EAST ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 81.42 FEET TO A POINT ON THE WESTERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY DOCUMENT NO. 87507815 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 16, 1987; THENCE SOUTH 20 DEGREES 59 MINUTES 37 SECONDS EAST, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 81.72 FEET TO A POINT; THENCE SOUTH 69 DEGREES 00 MINUTES 23 SECONDS WEST, ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 86.83 FEET TO A POINT ON THE EAST LINE OF THE WEST 600.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 108.27 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A CORNER OF A PARCEL OF LAND AS SHOWN ON PLAT OF SURVEY DELINEATING THE BOUNDARIES OF HIDDEN LAKE CONDOMINIUMS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25925710, SAID CORNER BEING ON THE WEST LINE OF A 50.00 FEET WIDE STRIP OF LAND AS DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT NO. 10627385; THENCE SOUTH 00 DEGREES 30 MINUTES 30 SECONDS EAST, ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 144.88 FEET TO A POINT ON THE NORTHERLY RESERVE LINE OF THE CALUMET FEEDER CANAL, ACCORDING TO ILLINOIS AND MICHIGAN CANAL TRUSTEE'S FIELD NOTES AS ADJUSTED; THENCE SOUTH 61 DEGREES 33 MINUTES 30 SECONDS WEST, ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 123.08 TO A POINT; THENCE SOUTH 68 DEGREES 33 MINUTES 05 SECONDS WEST, ON SAID NORTHERLY RESERVE LINE OF THE CALUMET FEEDER CANAL FOR A DISTANCE OF 163.01; THENCE SOUTH 74 DEGREES 33 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 80.99 FEET FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH 74 DEGREES 33 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 139.50 FEET TO A POINT; THENCE NORTH 24 DEGREES 37 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 16.75 FEET TO A POINT ON THE SOUTH LINE OF LUCAS DRIVE (AN EASEMENT FOR INGRESS AND EGRESS AS CREATED BY GRANT OF EASEMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 16, 1987 AS DOCUMENT NO. 87507835); THENCE NORTH 56 DEGREES 25 MINUTES 20 EAST ON SAID SOUTHERLY LINE OF LUCAS DRIVE, FOR A DISTANCE OF 27.09 FEET TO A POINT; THENCE NORTH 47 DEGREES 08 MINUTES 50 SECONDS EAST ON SAID SOUTH LINE OF LUCAS DRIVE, FOR A DISTANCE 44.52 FEET TO A POINT; THENCE NORTH 55 DEGREES 10 MINUTES 29 SECONDS EAST, ON SAID SOUTH LINE OF LUCAS DRIVE, FOR A DISTANCE 65.65 FEET TO A POINT; THENCE SOUTH 27 DEGREES 59 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 68.87 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY.

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PARCEL 2 (CONTINUED)

THAT PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 925.0 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22, WITH THE SOUTH LINE OF THE NORTH 548.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22 (THE LAST DESCRIBED LINE ALSO BEING THE SOUTH LINE OF A PARCEL OF LAND AS SHOWN ON PLAT OF SURVEY DELINEATING THE BOUNDARIES OF HIDDEN LAKE CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 80486473; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST, ON THE DESCRIBED LINE FOR A DISTANCE OF 136.16 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 37.82 FEET TO A POINT ON THE WEST LINE OF THE EAST 224.87 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 503.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS ON THE LAST DESCRIBED LINE, FOR A DISTANCE OF 26.24 FEET TO A POINT; THENCE SOUTH 03 DEGREES 21 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 136.78 FEET TO A POINT ON A NORTHERLY LINE OF LUCAS DRIVE AS ESTABLISHED BY DOCUMENT NO. 87507835, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 16, 1987; THENCE (THE FOLLOWING 5 COURSES BEING ALONG THE NORTHERLY AND EASTERLY LINES OF LUCAS DRIVE AS ESTABLISHED BY SAID DOCUMENT NO. 87507835) SOUTH 49 DEGREES 55 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 43.47 FEET TO A POINT; THENCE NORTH 85 DEGREES 52 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 30.63 FEET TO A POINT; THENCE NORTH 11 DEGREES 32 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 44.00 FEET TO A POINT; THENCE NORTH 02 DEGREES 43 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 52.99 FEET TO A POINT; THENCE NORTH 08 DEGREES 10 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 21.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Office
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2, 1994

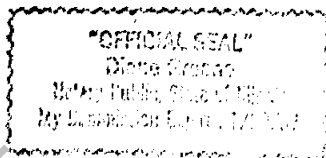
Signature:

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Jeanette this 1 day of July 1994.

Notary Public

[Handwritten Signature]



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 21, 1994

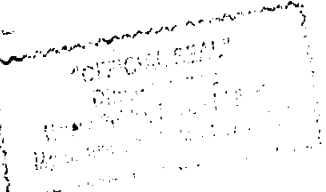
Signature:

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Jeanette this 1 day of July 1994.

Notary Public

[Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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STATE OF ILLINOIS)
) 88
COUNTY OF COOK)

9 1 1 2 6 7 2 2

Stephen W. Taylor, being duly sworn on oath, states that he resides at 15252 Harlem Orlando Park, Ill., and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons: (CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED OR LEASE.)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

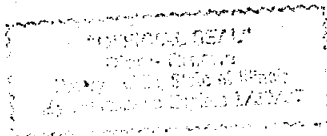
Stephen W. Taylor

9-126722

Subscribed and Sworn to before me

this 1 day of February, 19 94.

[Signature]
Notary Public



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