

UNOFFICIAL COPY

JOINT TENANCY DEED

95435703

1596057

75-61-509A

THIS INDENTURE, Made this
30 day of JUNE

19 85, between *HERITAGE TRUST
COMPANY, a corporation duly
authorized by the Statutes of Illinois to
execute trusts, as trustee 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
12 day of MAY

19 88, and known as Trust Number
88-3318

party of the first part, and ROSS W TROUT, AN UNMARRIED PERSON & LISA A DIPALO,
AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
of 14440 MORNINGSIDE DR., ORLAND PARK, IL 60482
party of the second part, as joint tenants and tenants in common.

THE ABOVE SPACE FOR RECORDER'S USE ONLY

DEPT. OF RECORDING \$27.00
TRAN 5023 07/06/95 09:28:00
#1752 : JIM N - 95 - 435703
COOK COUNTY RECORDER

278

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100
Dollars (\$10.00), 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:

PIN # 27-34-117-012-0000

COMMON ADDRESS: 17554 W QUAIL TRAIL, TINLEY PARK, IL 60477

SEE LEGAL DESCRIPTION RIDER ATTACHED

Cook County Clerk's Office

95435703

together with the tenements and appurtenances thereunto belonging.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95435703

11/15/2011

COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

147.00

DEPT. OF REVENUE

JUL 595

PG 10776

10/15/2011 7:01:01

054952

COOK
CO. NO. 015

UNOFFICIAL COPY

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, in joint tenancy and not in tenancy in common.

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. This deed is subject to real estate taxes for the year 1994 and subsequent years, easements, conditions, covenants, and restrictions of record.

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 Land Trust Officer and attested by its Assistant Secretary, the day and year first above written.

•HERITAGE TRUST COMPANY As Trustee or its Successor Trustee to Bremen Bank & Trust Company, Heritage Bremen Bank & Trust Company, County Bank & Trust Company, Heritage County Bank & Trust Company, and Alsip Bank & Trust Company aforesaid,

By: Linda Lee Lutz
Land Trust Officer
Attest: Lynda A. Blust
Assistant Secretary

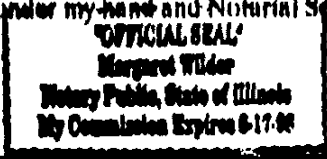
95337703

State of Illinois

County of Cook

I, the undersigned, A NOTARY PUBLIC, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda Lee Lutz, Land Trust Officer of the HERITAGE TRUST COMPANY, and Lynda A. Blust, Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer 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, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30 day of JUNE, 19 95.



Margaret Wilbur
Notary Public

THIS INSTRUMENT PREPARED BY:
HERITAGE TRUST COMPANY
17500 Oak Park Avenue
Tinley Park, IL 60477

FUTURE TAX BILLS TO:
Ross Street
17554 W. Grand Street
Chicago, Ill. 60647

JOINT TENANCY DEED

RETURN RECORDED DEED TO: Ross Street
17554 W. Grand Street
Chicago, Ill. 60647

BOX 333-CTI

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER ATTACHED TO DEED FROM
HERITAGE TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT #
#88-3316 TO ROSS W TROUT & LISA A DIPAOLLO

PARCEL 1:

THE SOUTH 29.83 FEET OF THE NORTH 102.33 FEET OF THE WEST 60.00 FEET OF THE EAST 101.78 FEET OF LOT 84 IN PHEASANT CHASE WEST TOWNHOMES, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 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 COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHEASANT CHASE WEST TOWNHOMES, A PLANNED UNIT DEVELOPMENT, RECORDED NOVEMBER 7, 1990 AS DOCUMENT 90542314 FROM HERITAGE TRUST COMPANY, SUCCESSOR TRUSTEE TO HERITAGE BREMEN BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 12, 1988 KNOWN AS TRUST NUMBER 88-3316 FOR INGRESS AND EGRESS

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY GRANTOR RECORDED NOVEMBER 7, 1990 AS DOCUMENT 90542314, 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 HEREBY 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.

95-135703