

# UNOFFICIAL COPY



## TRUSTEE'S DEED JOINT TENANCY

This indenture made this 28th day of August, 1995 between **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, 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 6th day of August, 1993 and known as Trust Number 1098688, party of the first part, and

**GEORGE LIMPERIS and KATINA LIMPERIS,**  
his wife, as joint tenants

whose address is: 10656 South Central  
Chicago Ridge, IL

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

**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 **CONVEY AND QUITCLAIM** unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

SEP 13 1995  
DEPT. OF REVENUE  
235.00

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP  
SEP 13 1995  
117.50



117.50

Permanent Tax Number: 24-31-201-048-0000

together with the tenements and appurtenances therunto belonging.

**TO HAVE AND TO HOLD** the same unto said party 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 (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.

95015421

DEPT-01 RECORDING \$25.00  
140012 TRAN 6412 09/13/95 14:30:00  
46416 + CG # 95-615421  
COOK COUNTY RECORDER

Reserved For Recorder's Office

*Handwritten initials/signature*

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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: Shirley A. [Signature]  
Assistant Vice President

Attest: [Signature]  
Assistant Secretary

State of Illinois }  
County of Cook } SS.

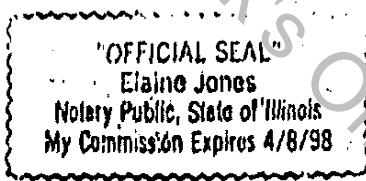
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing 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 and as the 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 September 7, 1996

[Signature]  
NOTARY PUBLIC

PROPERTY ADDRESS:

601 Feldner Court  
Palos Heights, IL 60463



This instrument was prepared by:  
Molanie M. Hinds  
Chicago Title and Trust Company  
171 N. Clark Street MLO9LT  
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME GEORGE LIMPERIS

ADDRESS 601 FELDNER CT.

CITY, STATE PALOS HEIGHTS, IL 60463

OR **BOX 333-CTI**

95515121

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

THAT PART OF LOT 6 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 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE DUE EAST, ALONG THE NORTH LINE OF SAID LOT 6, 97.86 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL, THENCE SOUTH 0 DEGREES 47 MINUTES 15 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 45.47 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL, THENCE SOUTH 89 DEGREES 33 MINUTES 04 SECONDS EAST, ALONG SAID CENTER LINE AND THE EASTERLY EXTENSION THEREOF, 72.67 FEET; THENCE NORTH 0 DEGREES 23 MINUTES 47 SECONDS EAST 46.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE DUE WEST, ALONG SAID NORTH LINE, 72.37 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE 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 RECORDED JULY 1, 1994 AS DOCUMENT 94578976 AND BY DD FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1098600 TO \_\_\_\_\_ RECORDED 7/13/95 AS DOCUMENT 95615421, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

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.

601 Feldner Court, Palos Heights, Illinois 60463  
PIN: 24-31-201-048-0000

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