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TRUSTEE'S DEED JOINT TENANCY

This indenture made this 14th day of December, 1994 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

James H. Perry and Jewell E. Perry, his wife,

25-29-94 DE/ME

95042725

DEPT-01 RECORDING \$25.00
 130012 1260 1760 01/19/95 10:09:00
 38704 53K * -95-042725
 COOK COUNTY RECORDER

Reserved For Recorder's Office

whose address is: 9626 Major, Oak Lawn, IL



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN 1995
DEPT. OF REVENUE
215.00

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

WYTNESSETH, 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 BY INCORPORATION AND REFERENCE

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

Cook County

together with the tenements and appurtenances thereunto belonging

REVENUE
STAMP
JAN 1995
10750

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.

There is to be no change in the party to whom the tax bills are being mailed. [Signature] 12/30/94

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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: _____
Assistant Vice President

Attest: _____
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 **December 28, 1994**

"OFFICIAL SEAL"
Ora L. Dawson
Notary Public, State of Illinois
My Commission Expires 2/7/96

Ora L. Dawson
NOTARY PUBLIC

PROPERTY ADDRESS:

503 Chicago Street

This instrument was prepared by:
Melanie M. Hinds
Chicago Title and Trust Company
171 N. Clark Street
ML09LT
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME George A. Brown

ADDRESS 221 W 95th St

CITY, STATE Chicago, IL 60643

OR BOX NO. BOX 88888

95042725

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EXHIBIT "A"

Parcel 1:

That part of Lot 5 in 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 Southwest corner of said Lot 5; thence due East along the South line of said Lot 5, 22.32 feet; thence North 0 Degrees 21 Minutes 25 Seconds East 30.48 feet to a point of beginning; thence continuing North 0 Degrees 21 Minutes 25 Seconds East 45.50 feet to a point on the Westerly extension of the center line of a party wall; thence South 89 Degrees 38 Minutes 35 Seconds East, along said extension and center line, 62.91 feet to an intersection with the center line of a party wall; thence South 0 Degrees 37 Minutes 20 Seconds West, along said center line and the Southerly extension thereof, 45.50 feet; thence North 89 Degrees 38 Minutes 35 Seconds West 62.70 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 _____ recorded 1-28-95 as Document Number 95042725 for ingress and egress, in Cook County, Illinois.

PIN: 24-31-201-048-0000

Address: 503 Feldner Court, Palos Heights, 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.

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