

# UNOFFICIAL COPY

95142818

## TRUSTEE'S DEED

15 40-690W  
① call

DEPT-01 RECORDING \$27.00  
T:0012 TRAN 2814 03/01/95 11:33:00  
42760 FEB 95 142818  
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE, made this 14th day of February, 19 95, between State Bank of Countrywide, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 1st day of August, 1992, and known as Trust No. 92-1183, party of the first part, and GEORGE PARDUHN, of 13241 Oak Lane, Lemont, Illinois 60439, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) and 00/100 dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, GEORGE PARDUHN, the following described real estate, situated in Cook County, Illinois, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

~~Lot 7 in Waterford Court, being a Resubdivision of Lots 23, 24, 25 and 26 (except the East 18.80 feet of Lot 26) in Quarry Ridge Subdivision, being a Subdivision of part of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.~~

P.I.N. 22-29-322-021-0000

Commonly known as 14 Warner Circle, Lemont, IL 60439

Subject to easements, covenants, conditions and restrictions of record if any.

Subject to general real estate taxes for 1994 and subsequent years.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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 thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

278  
Exempt under provisions of Paragraph e,  
Section 4, Real Estate Transfer Tax Act.  
Buyer, Seller or Representative  
Date

This space for affixing riders and revenue stamps

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BOX 333-CTI

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LEGAL DESCRIPTION  
14 WARNER CIRCLE

## PARCEL 1:

LOT 7 IN WATERFORD COURT, BEING A RESUBDIVISION OF LOTS 23, 24, 25 AND 26 (EXCEPT THE EAST 18.80 FEET OF LOT 26) IN QUARRY RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, 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 PROTECTIVE COVENANTS AND CONDITIONS FOR WATERFORD COURT TOWNHOMES, RECORDED JANUARY 22, 1993 AS DOCUMENT NUMBER 93055752 AND AS CREATED BY DEED FROM STATE BANK OF COUNTRYSIDE, AS TRUSTEE UNDER TRUST NUMBER 92-1183 TO \_\_\_\_\_, RECORDED 3-1-95 AS DOCUMENT 95142818 FOR INGRESS AND EGRESS OVER LOT 17 IN WATERFORD COURT SUBDIVISION AFORESAID

**SUBJECT** to DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS FOR WATERFORD COURT TOWNHOMES by grantor, RECORDED JANUARY 22, 1993 AS DOCUMENT NUMBER 93055752, which is incorporated herein by reference thereto. Grantor grants to the grantees, 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 mortgage of said remaining parcels of any of them, and the parties hereby, 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.

AND FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) special assessments confirmed after execution of the contract, if any; (c) building set back lines and use or occupancy restrictions; (d) covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; (e) zoning laws and ordinances; (f) easements for public utilities and those set forth in the Declaration of Protective Covenants and Conditions for Waterford Court Townhomes recorded on January 22, 1993 as document number 93055752; (g) the terms and conditions contained in the Declaration of Protective Covenants and Conditions for Waterford Court Townhomes recorded on January 22, 1993 as document number 93055752; (h) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (i) public and private roads and highways; (j) party walls, party wall rights and agreements including those contained in the Declaration of Protective Covenants and Conditions for Waterford Court Townhomes recorded on January 22, 1993 as document number 93055752; and (k) installments of assessments due after the date of closing.

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## MAPPING SYSTEM

Change of Information Form.

Scannable document - read the following rules		SPECIAL NOTE:	
1 Changes must be kept within the space limitations shown		- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number	
2 Do Not use punctuation		- If you don't have enough room for your full name, just your last name will be adequate	
3 Print in CAPITAL letters with black pen only		- Property Index numbers (PIN#) must be included on every form	
4 Do Not Xerox form			
5 Allow only one space between names, numbers, and addresses			
PIN NUMBER:	22 - 29 - 332 - 0000 - 0000		
NAME/TRUST#:	LEONARD PARDON		
MAILING ADDRESS:	4 WILKINSON CIRCLE		
CITY:	LEWISBURG	STATE:	IL
ZIP CODE:	60439 -		
PROPERTY ADDRESS:	14 WILKINSON CIRCLE		
CITY:	LEWISBURG	STATE:	IL
ZIP CODE:	60439 -		

FILED: FEB 28 1995 R.L.  
INITIALS

COUNTY CLERK'S OFFICE

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