

UNOFFICIAL COPY

95307005

TRUSTEE'S QUIT-CLAIM DEED IN TRUST
THIS INDENTURE, made this 21st day
April of, 19 95, between
STANDARD BANK AND TRUST COMPANY, a cor-
poration organized and existing under the laws of the
State of Illinois, and duly authorized to accept and
execute trusts within the State of Illinois, not person-
ally but as Trustee under the provisions of a deed or
deeds in trust duly recorded and delivered to said
corporation in pursuance of a certain Trust
Agreement, dated the 8th day of April,
19 87 AND KNOWN AS Trust Number
11044, party of the first part, and,

DEPT-01 RECORDING \$25.00
T#0012 TRAN 4029 05/10/95 11:37:00
#8732 + JM *-95-307005
COOK COUNTY RECORDER

Heritage Trust Company

as Trustee under the provisions of a certain Trust Agreement, dated the 11th day of, March, 19 85, and
known as Trust Number 265B, party of the second part, WITNESSETH, that said party of the first part, in consideration of the
sum of TEN DOLLARS and NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and
quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois to-wit:

Lot 112 in Gallagher and Henry's Brittany Glen Unit 1 Final Planned Unit Development
Plat, a part of the West 1/2 of the South East 1/4 of Section 32, Township 37 North,
Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

233

P.I.N.: 23-32-411-026-0000

75-56-178 W O del

Common Address: 13122 Brittany Drive, Orland Park, IL 60462

FENCES: No fence or other non-residential structure shall be erected or maintained
on any lot in the Subdivision which shall restrict the view in any way from an
adjoining lot in the Subdivision. Fences shall be allowed only in the rear yard
of any lot. Said structures shall be no higher than four (4) feet, except for
swimming pool enclosures, which in no event shall said fence protrude forward beyond
the rear wall of the building, and shall be governed by local ordinances. Fences
shall be limited to fifty percent (50%) opacity. Fencing materials shall be limited
to painted or stained wood, wrought iron, aluminum, or vinyl coated cyclone fencing.
No un-coated cyclone fences are allowed. In no event shall a fence protrude forward
beyond the rear wall of a building and in the case of a corner lot, the fence shall
not protrude forward beyond the rear wall of the building or the face of the building
on either side fronting on a street. The fence, when necessary, should be designed
to enhance rather than detract, from the overall appearance of the property.

Prior to the erection or installation of any fence, plans showing the specific
location and specifications for same shall be submitted to the Architectural Review
Committee for approval in accordance with the Declaration of Covenants, Conditions
and Restrictions for said subdivision.

Subject to: All purchasers shall be responsible for maintenance of street
lighting, parks and retention areas through their homeowner's association for
Brittany Glen. No out building or sheds will be allowed.

Subject to: General Real Estate taxes for the year 1994 and all subsequent years,

together with the tenements and appurtenances thereunto belonging. SEE OTHER SIDE

Don't know

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and
in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE THREE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes
of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority
thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or
registered in said county.

95307005

BOX 333-CTI

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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 AVP & T.O. and attested by T.O. the day and year first above written.

Prepared by: Marlene Hebert
STANDARD BANK AND TRUST COMPANY
7800 WEST 95th STREET
HICKORY HILLS, IL 60457

STANDARD BANK AND TRUST COMPANY
As Trustee, as aforesaid, and not personally.

By Bridgette W. Scanlan
Bridgette W. Scanlan, AVP & T.O.

Attest: Brian M. Granato, T.O.

SUBJECT TO: (continued from other side)

\$2,000.00 deposit for street and street curb damage. Street and curbs will be video taped before construction will begin and deposit returned after building is occupied minus any cost for damages that may occur.

Upon Orchard Hill Building Company waiving the \$2,000.00 street and curb damage deposit, McNaughton Development guarantees payment for any damages that may occur during construction.

\$2,000.00 is required for foundation grade. The foundation grade will be set by Orchard Hill Building Company and to be verified on a spotted survey by the surveyor. The \$2,000.00 deposit will be returned when Orchard Hill Building Company receives the spotted survey.

Upon Orchard Hill Building Company waiving the \$2,000.00 spot survey deposit, McNaughton Development guarantees delivery of survey upon receipt thereof and Orchard Hill Building Company and McNaughton will mutually agree upon and set the top of foundation grade.

Construction will begin within 180 days of closing.

The plans will be submitted to Orchard Hill Building Company for architectural review and approval. Construction will not start until approval has been given.

The building will have a minimum of 3200 S.F. of living space excluding garage and basement area.

The building will have face brick on all sides to the eaves unless the design and material are approved by Orchard Hill Building Company.

Purchasers will be allowed 250 yards of black dirt to grade lot.

Purchasers will remove any excess soil or debris from the subdivision at completion of construction.

It is understood that purchaser is prohibited from posting any flags or signage of any type, either private or relating to a Realtor for the purposes of advertising or marketing. Failure to comply with this request shall cause the forfeiture of any and all bond monies held by Orchard Hill Building Company. McNaughton Development guarantees compliance with these terms.

50020356

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 Bridgette W. Scanlan of the STANDARD BANK AND TRUST COMPANY and Brian M. Granato of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP & T.O. and T.O., 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 T.O. did also then and there acknowledge that he as custodian of the corporate seal of said Company did affix the said corporate seal of said company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 24th day of April, 1995

MAIL TO:
Heritage Trust Co.
17500 S. Oak Park Ave.
Tinley Park, Ill. 60477

OFFICIAL SEAL
DIANE M. NOLAN
Notary Public, State of Illinois
My Commission Expires 2-08-97

Diane M. Nolan Notary Public

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COOK
CO. NO. 016

0 6 3 1 2 8



RB 10776

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF
REVENUE

108.00

MAY - 8'95

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP MAY - 8'95
P. 011424



53.00

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Property of Cook County Clerk's Office

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CLERK OF COURT

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2007/06/10