

1002
6# 1000-22 OF

UNOFFICIAL COPY

TRUSTEE'S DEED

MAIL TO:

J. Bentley, Atty
180 No. La Salle #1600
Chicago, Ill. 60601

96525911

NAME & ADDRESS OF TAXPAYER:

Village of Tinley Park
16250 1st Oak Trail
Tinley Park, Ill 60477

DEPT-01 RECORDING 929.00
T00012 TRAN 1266 07/10/96 11:11:00
00383 & CG # -96-525911
COOK COUNTY RECORDER

RECORDER'S STAMP

THIS INDENTURE, made this 9th day of July, 1996, between MARVIN A. CAPPEL, as Trustee under Trust Agreement dated the 10th day of September, 1993, and known as the MARVIN A. CAPPEL TRUST, GRANTOR, and the VILLAGE OF TINLEY PARK, a municipal corporation, GRANTEE, Tinley Park, Illinois.

WITNESSETH, That Grantor, in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED PAGE FOR LEGAL DESCRIPTION.

2900
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together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Subject to general real estate taxes for 1995 and subsequent years; covenants, conditions, restrictions and easements of record; rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.

COMMON ADDRESS: Vacant Land, 183rd & Ridgeland, Tinley Park

P.I.N.: 31-05-100-015-0000

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, does hereunto set his hand and seal the day and year first above written.

Marvin A. Cappel Trustee
MARVIN A. CAPPEL, as Trustee
as aforesaid

BOX 333-CTI

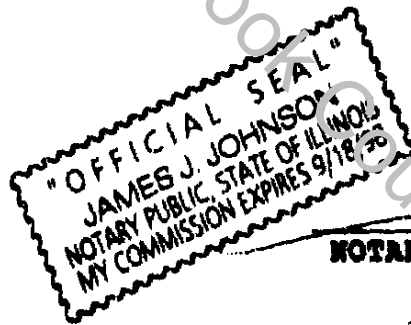
1100-525911

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STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State
aforesaid, DO HEREBY CERTIFY that MARVIN A. CAPPEL, as Trustee under Trust
Agreement dated the 10th day of September, 1993, and known as the MARVIN A.
CAPPEL TRUST, personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in
person, and acknowledged that he signed, sealed and delivered the said
instrument as his free and voluntary act, for the uses and purposes therein
set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 9th day of July, 1996.



NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

JAMES J. JOHNSON, Attorney at Law
17717 South Oak Park Avenue
Tinley Park, Illinois 60477

EXEMPT under provisions of Paragraph B,
Section 4, Real Estate Transfer Act.

Date July 9, 1996

Marvin A. Cappel Trustee
Buyer, Seller or Representative

116525911

Clerk's Office

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LEGAL DESCRIPTION

THAT PART OF FRACTIONAL SECTION 5, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS EAST 258.01 FEET ALONG A LINE 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID FRACTIONAL SECTION 5 TO A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS EAST 273.19 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES 40 SECONDS WEST 416.26 FEET TO A POINT ON A CURVE BEING THE EASTERLY LINE OF RIDGELAND AVENUE AS TAKEN; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 878.51 FEET, AN ARC DISTANCE OF 273.79 FEET, AND A CHORD BEARING OF NORTH 31 DEGREES 52 MINUTES 51 SECONDS WEST TO A POINT OF TANGENT; THENCE NORTH 40 DEGREES 48 MINUTES 33 SECONDS WEST 207.21 FEET; THENCE NORTH 24 DEGREES 35 MINUTES 48 SECONDS EAST 30.62 FEET ALONG SAID EASTERLY LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: Vacant Land, 183rd & Ridgeland, Tinley Park

P.I.N.: 31-05-100-015-0000

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11/10/2011

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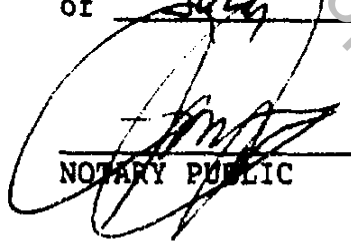
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 9, 1996

Signature: Marvin A Cappel Trustee
Grantor or Agent

Subscribed and sworn to before me this 9 day of July 1996.

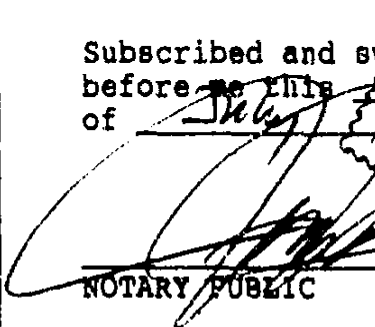

NOTARY PUBLIC

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 5, 1996

Signature: James P. Boyle Atty. for Use of T.P.
Grantee or Agent

Subscribed and sworn to before me this 5 day of July 1996.


NOTARY PUBLIC

NOTARIAL SEAL: J. JOHNSON, NOTARY PUBLIC, STATE OF ILLINOIS, COMMISSION EXPIRES 9/18/98

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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11-11-11

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Affidavit - Metes and Bounds

STATE OF ILLINOIS
COUNTY OF COOK ss.

Document #

Maurice Cappel, being duly sworn on oath,
states that he resides at 13143 W. Pt. 115

Wenster, Ill. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons;

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1, eff. Oct. 1, 1977.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that he makes this affidavit for the purpose of inducing the County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to this

NOTARIAL SEAL
JAMES JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES APRIL 18, 1988

NOTARY PUBLIC

Maurice A Cappel Trustee

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11/15/2010