

UNOFFICIAL COPY

TRUSTEE'S DEED/JOINT TENANCY

96048278

This Indenture, Made this 7TH day of JULY, 1995, between GreatBanc Trust Company, an Illinois Corporation, qualified to do trust business under and by virtue of the laws of the State of Illinois, under the provisions of a deed or deeds duly recorded and delivered to said company in pursuance of a trust agreement dated the 3RD day of DECEMBER, 1990, and known as Trust No. 7104, party of the first part, and

KENNETH WALLACE AND DIANA WALLACE, 18625 GOLFVIEW DRIVE,
of HOMEROD, IL, party of the second part.

DEPT-01 RECORDING \$25.00
T#0012 TRAN 8763 01/18/96 14:53:00
#7898 + CG *-96-048278
COOK COUNTY RECORDER

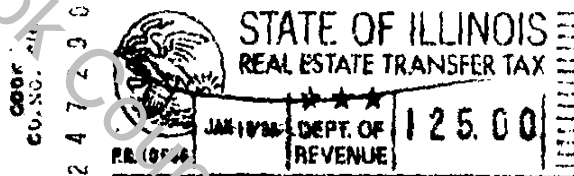
25.00 or

(Reserved for Recorder's Use Only)

Witnesseth. That said party of the first part, in consideration of the sum of TEN AND NO/100THS----- Dollars, and other good and valuable considerations in and paid, does hereby grant, sell and convey unto said party of the second part, not in tenancy in common but in joint tenancy, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

*102 7561739 OF
deed # 92-525485*



together with the tenements and appurtenances thereunto belonging.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part, not in tenancy in common but in joint tenancy.

SUBJECT TO: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED SEPTEMBER 16, 1991, PRIVATE, PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; ANY UNCONFIRMED SPECIAL TAX OR ASSESSMENTS; INSTALLMENTS NOT DUE AT THE DATE HEREOF OF ANY SPECIAL TAX OR ASSESSMENT FOR IMPROVEMENTS HERETOFORE COMPLETED; ANY RESIDENCE CONSTRUCTED MUST CONFORM WITH THE HIGHGROVE ESTATES PLANNED UNIT DEVELOPMENT AND BE APPROVED BY THE VILLAGE OF FLOSSMOOR AND LARRY N. TULCHINSKY; GENERAL TAXES FOR THE YEAR 1994 AND SUBSEQUENT YEARS.

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 given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 its _____ Trust Officer and attested by its

Trust Officer, the day and year first above written.

GREATBANC TRUST COMPANY, as Trustee aforesaid

BY *Ronda Stearns*
Trust Officer

ATTEST *Richard J. [Signature]*
Trust Officer

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BOX 333-CTI

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STATE OF ILLINOIS
COUNTY OF _____ SS

I, the undersigned
A Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY
that Ronda Strasser

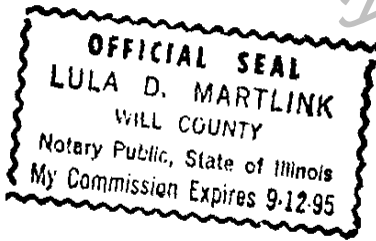
Trust Officer of the GREATBANC TRUST COMPANY, a Corporation and
Richard Witek

Trust Officer of said Corporation, personally known to me to be the same persons whose
names are subscribed to the foregoing instrument as such
Trust Officer and

Trust Officer 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 Corporation, for the uses and purposes therein set forth; and
the said _____ Trust Officer did also then and there
acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the
said corporate seal of said Corporation to said instrument as his own free and voluntary act,
and as the free and voluntary act of said Corporation, for the uses and purposes therein set
forth.

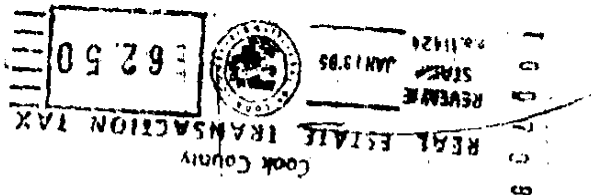
Given under my hand and Notarial Seal this 7th day of July, 19 95

Lula D. Martlink
Notary Public



Mail this recorded instrument to: *+ Tax bill to:*
Kenneth Wallace
18625 Goffview Ave
Homewood, IL 60430

This instrument prepared by:
KREISMAN & RAKICH
21141 GOVERNORS HIGHWAY
MATTESON, IL 60443



GREATBANC TRUST COMPANY

Aurora, Illinois
Olympia Fields, Illinois

96048278

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 5 IN HIGHGROVE ESTATES, BEING A RESUBDIVISION OF PART OF BLOCK 4 IN G.C. ELMORE AND COMPANY'S FLOSSMOOR MANOR FARMS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 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 COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS FOR HIGHGROVE ESTATES OF FLOSSMOOR RECORDED OCTOBER 23, 1991 AS DOCUMENT LR4005108 AND AS SHOWN ON PLAT OF HIGHGROVE ESTATES RECORDED OCTOBER 23, 1991 AS DOCUMENT LR4005107 AND AS CREATED BY DEED FROM GREATBANC TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 3, 1990 AND KNOWN AS TRUST NUMBER 7104 TO _____ RECORDED 1-18-96 AS DOCUMENT 96048278, INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS FOR HIGHGROVE ESTATES OF FLOSSMOOR RECORDED OCTOBER 23, 1991 AS DOCUMENT LR4005108 AND AS SHOWN ON PLAT OF HIGHGROVE ESTATES RECORDED OCTOBER 23, 1991 AS DOCUMENT LR4005107, 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 AND PLAT 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 AND PLAT, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND PLAT 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.

PIN: 31-11-219-023-0000

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