

# UNOFFICIAL COPY

96371950

## TRUSTEE'S DEED

DEPT-01 RECORDING \$25.00

140012 TRAN 05/16/96 11:08:00  
44229 REC N-96-371950  
COOK COUNTY RECORDER

Joint Tenancy

The above space for recorder's use only

25 *alt*

THIS INDENTURE made this 2nd day of May, 19 96, between FIRST UNITED BANK an Illinois banking association duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Illinois banking association in pursuance of a certain Trust Agreement, dated the 6th day of February, 19 95, and known as Trust Number 1711, party of the first part, and Richard A. Iannantone Jr. Single and never married and Jennifer L. Lipuma, single and never married parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \$10.00 Ten and No/100 - - - - - Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties 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 attached Exhibit "A"

96027577 *L*  
70-07-7406  
142

Permanent Index No.: 27-23-117-023-0000 affects PIQ and OP  
Common Address: 16040-3B Crystal Creek Drive, Orland Park, IL 60462

COOK  
CO. NO. 016  
075200



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 15 '98  
DEPT. OF REVENUE  
108.00

RECORD  
REVENUE  
STATE  
54.50  
Cook's Office

96371950

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

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. 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.

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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 its duly authorized officers, the day and year first above written.

FIRST UNITED BANK as Trustee, as aforesaid, and not personally,

By [Signature]  
Title: W. Anthony Kopp, Sr. Vice President

Attest [Signature]  
Title: Robert J. Kennedy, Vice President

STATE OF ILLINOIS,  
COUNTY OF Cook SS.

This instrument prepared by:

Rose Sharples

**FIRST UNITED BANK**  
7626 W. Lincoln Highway  
Frankfort, IL 60423

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed are personally known to me to be duly authorized officers of the FIRST UNITED BANK and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their 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 official seal, this 2nd day of May, 1996.

Commission expires March 14 1998.

~~~~~  
"OFFICIAL SEAL"  
Rosella Sharples  
Notary Public, State of Illinois  
My Commission Expires 03/14/98  
~~~~~

Rosella Sharples  
Notary Public

D NAME Richard A Iannantone Jr  
E Jennifer L. Lipuma  
L STREET 16040 Crystal Creek Dr  
I ORLAND PARK  
V CITY Orland Park IL 60462  
E  
R INSTRUCTIONS OR  
Y RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE  
16040-3B Crystal Creek Drive  
Orland Park, IL 60462

## BOX 333-CTI

96371950

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## EXHIBIT "A"

UNIT 16040-3B IN CRYSTAL CREEK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN CRYSTAL CREEK CONDOMINIUMS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23 TOWNSHIP 36 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94830869, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 FOR USE OF A PRIVATE DRIVE KNOWN AS CRYSTAL CREEK DRIVE, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 94143038.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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