

# UNOFFICIAL COPY

TRUSTEE'S DEED

96376744

DEPT-01 RECORDING \$25.00  
 T#0012 TRAN 0647 05/17/96 14:02:00  
 #5376 # ER \*-96-376744  
 COOK COUNTY RECORDER

Joint Tenancy

183  
 9602999 7607759

The above space for recorder's use only

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 Gloria E. Spaulding, a widow and not since remarried and Michael C. Spaulding, divorced and not since remarried. 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"

Permanent Index No.: 27-23-100-010-0000 Affects PIQ & OP

Common Address: 16052-2B Crystal Creek Drive, Orland Park, IL 60462

COOK CLERK OF COURTS

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

REVENUE STAMP MAY 17 '96

PD. 10804

122.00

22.00

96376744

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 G. Kennedy, Vice President

STATE OF ILLINOIS,  
COUNTY OF Cook SS.

This instrument prepared by:

Rose Sharples

**FIRST UNITED BANK**  
7626 West 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 GLORIA E. SPAULDING  
E  
L STREET 16052-2B  
CRYSTAL CREEK DRIVE  
I  
Y CITY Orland Park, Ill  
60462  
E  
R INSTRUCTIONS OR  
Y RECORDER'S OFFICE BOX NUMBER \_\_\_\_\_

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

16052-2B Crystal Creek Drive

Orland Park, IL 60462

**BOX 332-CT**

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## EXHIBIT "A"

UNITS 16052-2B AND G32 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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