

UNOFFICIAL COPY

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THIS INDENTURE, MADE

This 28th day of May

19 97, between STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, in pursuance of a trust agreement dated the 8th day of July, 19 97, and known as a Trust Number 5551, by STANDARD BANK AND TRUST COMPANY, its successor by merger. Party of the first part, and

John N. Spano and Patricia I. Spano, married as joint tenants

whose address is 18124 Rita Road, Unit I-3C-1 and I-3C-2 - Tinley Park, IL 60477 Party of the second part. WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 28-31-401-040

Common Address: 18124 Rita Road, Unit I-3C-1 and Unit I-3C-2
Tinley Park, IL 60477

97431315

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.

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 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 AVP & TO and attested by its ATO the day and year first above written.

Prepared by: Diane M. Nolan
STANDARD BANK AND TRUST COMPANY
7800 WEST 95th STREET
HICKORY HILLS, IL 60457

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

Attest: Donna Diviero
DONNA DIVIERO, ATO

By: Bridgette W. Scanlan
BRIDGETTE W. SCANLAN, AVP & TO

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INTER-COUNTY TITLE

DEPT-01 RECORDING \$25.50
T#0014 TRAN 2779 06/17/97 09:56:00
#1314 # JW *-97-431315
COOK COUNTY RECORDER

25 50

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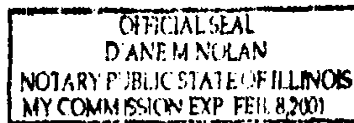
STATE OF ILLINOIS COUNTY OF COOK}

SS: I the undersigned a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY, that BRIDGETTE W. SCANLAN.....of the STANDARD BANK AND TRUST COMPANY and DONNA DIVIERO.....of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such...AVP & TO.....and ATO..... 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 ATO.....did also then and there acknowledge that she.....as custodian of the corporate seal of said Company did affix the corporate seal of said company to said instrument as her.....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 28th day of May, 1997.

Diane M. Nolan

Notary Public



MAIL TO:

John and Patricia Spano
18124 Rita Road, Unit 1-3C-1 & 1-3C-2
Tinley Park, IL 60477



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TRUSTEE'S DEED

STANDARD F



002564

121103

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAY--96
 REVENUE STAMP
 06059
 800893

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 121.00
 966935

STANDARD F ID1
 7800 West 95th Street, m...ory

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EXHIBIT "A" TO DIRECTION TO CONVEY

UNIT F3C-1 AND GARAGE UNIT F3C-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HAMILTON HILLS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 92356786 AS AMENDED FROM TIME TO TIME, IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN::

28-31-401-040

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED IN SCHEDULE A, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN SAID DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATIONS THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEE IN THE COMMON ELEMENTS SHALL BE DIVIDED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATED OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

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