

# UNOFFICIAL COPY

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## TRUSTEE'S DEED

97517964

DEPT-01 RECORDING \$25.50  
 170014 TRAN 3883 07/18/97 14:44:00  
 48930 1 114 \*-97-517964  
 COOK COUNTY RECORDER

97517964

2550  
B

ATGF, INC

THIS INSTRUMENT, made this 8th day of July, 1997, between State Bank of Countryside, a banking corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 26th day of February, 1997, and known as Trust No. 97-1763, party of the first part, and PATRICK B. FLAHERTY, of 11154 South Albany, Chicago, Illinois, parties of the second part. Witnesseth, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, PATRICK B. FLAHERTY, the following described real estate, situated in Cook County, Illinois, to-wit:

Tract 3: A tract of land being a part of Lot 55 in Keepataw Trails, being a Subdivision of part of the North Half of Section 33, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, said tract being described as follows: commencing at the Southwest corner of said Lot 55; thence South 89 degrees 58 minutes 52 seconds East along the South line of said lot, a distance of 30.00 feet; thence North 00 degrees 01 minutes 08 seconds East, a distance of 47.00 feet to the point of beginning; thence continuing North 00 degrees 01 minutes 08 seconds East, a distance of 32.00 feet; thence South 89 degrees 58 minutes 52 seconds East, a distance of 66.00 feet; thence South 00 degrees 01 minutes 08 seconds West, a distance of 32.00 feet; thence North 89 degrees 58 minutes 52 seconds West, a distance of 66.00 feet to the point of beginning.

P.I.N. 22-33-101-004-0000; 22-33-101-005-0000; 22-33-101-006-0000  
 Commonly known as 12794 Marian Court, Lemont, Illinois

Subject to easements, covenants, conditions and restrictions of record, if any.  
 Subject to general real estate taxes for 1997 and subsequent years.  
 Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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, subject, however, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party

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wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 Asst. Trust Officer the day and year first above written.

STATE BANK OF COUNTRYSIDE

as Trustee as aforesaid

By [Signature]  
Attest [Signature]

97517964

STATE OF ILLINOIS,  
COUNTY OF COOK

This instrument prepared by:

Joan Micka  
6734 Joliet Road  
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Susan L. Jutzi of State Bank of Countryside and Joan Micka of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Asst. 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 Bank, for the uses and purposes therein set forth; and the said Asst. Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 8th day of July, 1997.

OFFICIAL SEAL  
ANGELA M RUTLEDGE  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. APR. 29, 2001


[Signature]  
Notary Public


D E L I V E R Y	Name	<u>Patrick Flaherty</u>	MAIL TO	For Information Only Insert Street and Address of Above Described Property Here
	Street	<u>12794 S. Marian Dr.</u>		
	City	<u>Lemont, IL 60439</u>		
	Or:			12794 Marian Court Lemont, IL
	Recorder's Office Box Number			

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CCY  
CC. NO. 918  
076133

	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
JUL 15 1997	DEPT. OF REVENUE
***	\$ 50.00

	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
JUL 15 1997	DEPT. OF REVENUE
***	\$ 80.00

051235	REAL ESTATE TRANSFER TAX
REVENUE	DEPT. OF REVENUE
***	\$ 65.00