

TRUSTEE'S DEED

This Indenture made this 24th day of OCTOBER 1997 between MARQUETTE NATIONAL BANK, a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 18th day of NOVEMBER 1996 and known as Trust Number 13637 part of the first part, and

Vertical handwritten text on the left margin: 577015897, 150249, 7 pm

ANDREW M. MARTENSON III and SANDRA S. MARTENSON

Whose address is: P.O. BOX 161 HINSDALE, ILL. 60521, party of the second part. Witnesseth, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY & QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK COUNTY, ILLINOIS.

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Index # 22-34-102-002 and 003

Address of Property: 13 LONG COVE DRIVE, LEMONT, IL 60439

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 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 to secure the payment of money, and remaining unreleased at the date of the delivery thereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

MARQUETTE NATIONAL BANK, As Trustee as Aforesaid



BY

Handwritten signature of Trust Officer

Trust Officer

Attest

Handwritten signature of Assistant Secretary

Assistant Secretary

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for the County and State, Do Hereby Certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE NATIONAL BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of OCTOBER 1997

AFTER RECORDING, PLEASE MAIL TO:

Handwritten address: Mr. Bill Martenson III, 13 Long Cove Dr., Lemont IL 60439

Handwritten signature of Notary Public

Notary Public

THIS INSTRUMENT WAS PREPARED BY
GLENN E. SKINNER JR.
MARQUETTE NATIONAL BANK
6155 SOUTH PULASKI ROAD
CHICAGO, IL 60629

UNOFFICIAL COPY

97815897

Property of Cook County Clerk's Office

COOK COUNTY
 REAL ESTATE TRANSFER TAX
 REVENUE STAMP

12570
12570
960103

121103

REVENUE STAMP

12570
12570
960103

121103

002500

STATE OF ILLINOIS
 DEPARTMENT OF REVENUE

2505 01
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UNOFFICIAL COPY

EXHIBIT A

97815897

Legal Description:

PARCEL 1: THAT PART OF LOT 2 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, BEING A RESUBDIVISION OF LOTS 118 THRU 144 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1996 AS DOCUMENT NUMBER 96873927, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF AFOREMENTIONED LOT 2; THENCE SOUTH 11 DEGREES 29 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 43.32 FEET; THENCE SOUTH 80 DEGREES 05 MINUTES 16 SECONDS WEST, A DISTANCE OF 115.05 FEET TO A POINT IN THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG THE ARC OF A CURVE BEING CONVEX TO THE EAST, HAVING A RADIUS OF 700.00 FEET, A DISTANCE OF 50.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 83 DEGREES 36 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 112.63 FEET TO THE POINT OF BEGGINING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY RUFFLED FEATHERS PLAT OF SUBDIVISION AFORESAID.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS 23, 24 AND 25 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY AFORESAID.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject property described herein, the rights and easements for the benefit of said unit set forth in the Declarations recorded as Document Nos. 97259763 and 91536901 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.

SUBJECT TO:

General taxes for the year 1996 and subsequent years; public, utility and drainage easements; building lines; zoning and building laws and ordinances; Declaration for Ruffled Feathers Golf Estates recorded as Document No. 91536901, as amended; Declaration for The Townhomes of Ruffled Feathers recorded as Document No. 97259763; terms and conditions of the Easements described as Parcels 2 and 3 and rights of adjoining owners to the concurrent use of said Easements; Pipeline Easement recorded as Document 16120542 affecting Outlots 23 and 24; terms of Ordinances recorded by Village of Lemont as Document No. 90031314 and 90031315.

P.I.N.: 22-34-102-002 and 003

Common Address: 13 Long Cove Drive
Lemont, Illinois 60439