

# UNOFFICIAL COPY

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1998-07-29 13:48:43  
Cook County Recorder 31.50

## TRUSTEE'S DEED

COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE

THIS INSTRUMENT, made this 1st day of July, 1998, 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 14th day of June, 1996, and known as Trust No. 96-1701, party of the first part, and THE STEEPLES TOWNHOUSE ASSOCIATION, INC., 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, THE STEEPLES TOWNHOUSE ASSOCIATION, INC., the following described real estate, situated in Cook County, Illinois, to - wit:

See Legal Description Attached.

Exempt under Real Estate Transfer Tax  
Act, Section 4, Paragraph E & Cook  
County Order 88104

P.I.N. 22-27-203-027

Commonly known as Vacant Common Areas Lots 1, 3, 21, 23, 24, 25, 26, 27 & 28, Lemont, IL

Subject to easements, covenants, conditions and restrictions of record, if any.  
Subject to general real estate taxes for 1998 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 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.

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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 Trust Officer and attested by its Vice President the day and year first above written.

STATE BANK OF COUNTRYSIDE  
as Trustee as aforesaid

By [Signature]  
Attest [Signature]

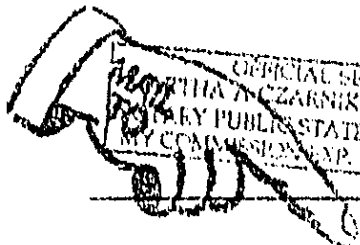
STATE OF ILLINOIS,  
COUNTY OF COOK

This instrument prepared by:

Joan Mleka  
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 Joan Mleka of State Bank of Countryside and Susan L. Jutzi 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 Vice President, 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 Vice President 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 16th day of July, 1998.



[Signature]  
Notary Public

D Name John C. Griffin  
E  
L Street 10001 S. Roberts Rd.  
I  
V City Palos Hills, IL 60465  
E  
R Or:  
Y Recorder's Office Box Number

For Information Only  
Insert Street and Address of Above  
Described Property Here

Common Areas Lots 1, 3, 21, 23, 24, 25,  
26, 27 & 28  
Orland Park, IL.

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## COMMON AREA PART OF LOT 1

LOT 1 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE 1 BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1; THENCE SOUTH 47 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 1 A DISTANCE OF 22.63 FEET; THENCE SOUTH 52 DEGREES 41 MINUTES 41 SECONDS EAST 30.43 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED: THENCE CONTINUING SOUTH 52 DEGREES 41 MINUTES 41 SECONDS EAST 106.06 FEET; THENCE SOUTH 37 DEGREES 18 MINUTES 19 SECONDS WEST 75.26 FEET; THENCE NORTH 52 DEGREES 41 MINUTES 41 SECONDS WEST 106.05 FEET; THENCE NORTH 37 DEGREES 18 MINUTES 19 SECONDS EAST 75.26 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## COMMON AREA PART OF LOT 3

LOT 3 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE 1 BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 37 DEGREES 6 MINUTES 48 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 3 A DISTANCE OF 95.75 FEET; THENCE NORTH 66 DEGREES 44 MINUTES 15 SECONDS WEST 38.35 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREON DESCRIBED: THENCE SOUTH 23 DEGREES 15 MINUTES 45 SECONDS WEST 77.97 FEET; THENCE NORTH 66 DEGREES 44 MINUTES 15 SECONDS WEST 75.18 FEET; THENCE NORTH 23 DEGREES 15 MINUTES 45 SECONDS EAST 77.97 FEET; THENCE SOUTH 66 DEGREES 44 MINUTES 15 SECONDS EAST 78.18 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## COMMON AREA PART OF LOT 21

LOT 21 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE 1 BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF LOT 21; THENCE SOUTH 37 DEGREES 06 MINUTES 48 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 21 A DISTANCE OF 22.36 FEET; THENCE SOUTH 52 DEGREES 42 MINUTES 46 SECONDS EAST 22.41 FEET; FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREON DESCRIBED: THENCE CONTINUING SOUTH 52 DEGREES 42 MINUTES 46 SECONDS EAST 75.29 FEET; THENCE SOUTH 37 DEGREES 17 MINUTES 14 SECONDS WEST 105.99 FEET; THENCE NORTH 52 DEGREES 49 MINUTES 51 SECONDS WEST 75.29 FEET; THENCE NORTH 37 DEGREES 17 MINUTES 14 SECONDS EAST 105.99 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## COMMON AREA PART OF LOT 23

LOT 23 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE 1 BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH CORNER OF LOT 23; THENCE SOUTH 52 DEGREES 52 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 23 A DISTANCE OF 15.21 FEET; THENCE SOUTH 37 DEGREES 11 MINUTES 5 SECONDS WEST 22.53 FEET; FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREON DESCRIBED: THENCE SOUTH 52 DEGREES 48 MINUTES 55 SECONDS EAST 106.09 FEET; THENCE SOUTH 37 DEGREES 11 MINUTES 05 SECONDS WEST 75.30 FEET; THENCE NORTH 52 DEGREES 48 MINUTES 55 SECONDS WEST 106.09 FEET; THENCE NORTH 37 DEGREES 11 MINUTES 05 SECONDS EAST 75.30 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## COMMON AREA PART OF LOT 24

LOT 24 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE I BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 24; THENCE SOUTH 57 DEGREES 06 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 24 A DISTANCE OF 11.16 FEET; THENCE SOUTH 14 DEGREES 48 MINUTES 19 SECONDS EAST 37.32 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREON DESCRIBED: THENCE CONTINUING SOUTH 14 DEGREES 48 MINUTES 19 SECONDS EAST 105.94 FEET; THENCE SOUTH 75 DEGREES 11 MINUTES 41 SECONDS WEST 75.17 FEET; THENCE NORTH 14 DEGREES 48 MINUTES 19 SECONDS WEST 105.94 FEET; THENCE NORTH 75 DEGREES 11 MINUTES 41 SECONDS EAST 75.17 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## COMMON AREA PART OF LOT 25

LOT 25 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE 1 BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 25; THENCE SOUTH 80 DEGREES 28 MINUTES 40 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 25 A DISTANCE OF 16.57 FEET; THENCE SOUTH 04 DEGREES 09 MINUTES 18 SECONDS EAST 19.20 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREON DESCRIBED: THENCE CONTINUING SOUTH 04 DEGREES 09 MINUTES 18 SECONDS EAST 106.03 FEET; THENCE SOUTH 85 DEGREES 50 MINUTES 42 SECONDS WEST 75.25 FEET; THENCE NORTH 04 DEGREES 09 MINUTES 18 SECONDS WEST 106.03 FEET; THENCE NORTH 85 DEGREES 50 MINUTES 42 SECONDS EAST 75.25 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## COMMON AREA PART OF LOT 26

LOT 26 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE 1 BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 26; THENCE SOUTH 86 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 26, A DISTANCE OF 17.74 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 32 SECONDS EAST 13.92 FEET; FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREON DESCRIBED; THENCE CONTINUING SOUTH 01 DEGREE 49 MINUTES 32 SECONDS EAST 105.94 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 26 SECONDS WEST 75.25 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 32 SECONDS WEST 105.94 FEET; THENCE NORTH 88 DEGREES 10 MINUTES 28 SECONDS EAST 75.25 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## COMMON AREA PART OF LOT 27

LOT 27 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE 1 BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 27; THENCE NORTH 89 DEGREES 57 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF 16.51 FEET; THENCE NORTH 0 DEGREE 02 MINUTES 13 SECONDS WEST 37.22 FEET; FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 0 DEGREE 02 MINUTES 13 SECONDS WEST 106.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 75.23 FEET; THENCE SOUTH 0 DEGREE 02 MINUTES 13 SECONDS EAST 106.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS WEST 75.23 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## COMMON AREA PART OF LOT 28

THAT PART OF LOT 28 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE 1 BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 28; THENCE SOUTH 52 DEGREES 53 MINUTES 12 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 28 A DISTANCE OF 106.50 FEET; THENCE SOUTH 30 DEGREES 16 MINUTES 22 SECONDS EAST 71.51 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 30 DEGREES 16 MINUTES 22 SECONDS EAST 106.12 FEET; THENCE SOUTH 59 DEGREES 43 MINUTES 38 SECONDS WEST 75.19 FEET; THENCE NORTH 30 DEGREES 16 MINUTES 22 SECONDS WEST 106.12 FEET; THENCE NORTH 59 DEGREES 43 MINUTES 38 SECONDS EAST 75.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 1, 19 98

Signature: [Signature]  
Grantor or Agent

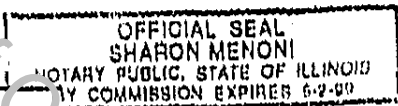
Subscribed and sworn to before me by the

said John C. Griffin

this 1st day of July

19 98

[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 1, 19 98

Signature: [Signature]  
Grantee or Agent

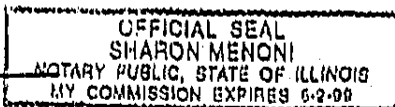
Subscribed and sworn to before me by the

said John C. Griffin

this 1st day of July

19 98

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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