

# UNOFFICIAL COPY

TRUSTEE'S DEED

98297320

DEPT-OF RECORDING \$25.00  
150000 TRAN 0062 04/15/98 10:11:00  
1516 4 CC \* 98-297320  
COOK COUNTY RECORDER

10F.3  
7082 25-C

THIS INDENTURE, made this 3rd day of April, 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 2nd day of January, 1994 and known as Trust No. 94-1390, party of the first part, and

One Old Oak Trail, Palos Heights, Illinois 60463, 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 following described real estate, situated in Cook County, Illinois, to - wit: FRANCIS J. MILLER AND DOPOTHY J. MILLER, HIS WIFE AS JOINT TENANTS NOT AS TENANTS IN COMMON.

See Legal Description Attached.

P.I.N. 27-19-401-006

Commonly known as 16411 Avenel Drive, Orland Park, 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 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.

BOX 333-CTI

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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  
Attest

*[Signature]*

STATE OF ILLINOIS,  
COUNTY OF COOK

This instrument prepared by:

Joan Micka  
6734 Johet Road  
Countryside, IL 60525

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joan Micka 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 3rd day of April, 1998.



*[Signature]*  
Notary Public

D Name *Jerome T. Murphy*  
E Street *4544 W. 103RD ST.*  
I City *Oak Lawn IL*  
V *60453*  
E  
R Or:  
Y Recorder's Office Box Number

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

16411 Avenel Drive  
Orland Park, IL

98297320

Property of Cook County Clerk's Office

10800

10800

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THAT PART OF LOT 1 IN AVENEL TOWNHOMES, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 32.68 FEET TO THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG SAID CENTER LINE AND SAID CENTER LINE EXTENDED, 86.17 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 THAT IS 32.66 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1, AND THERE TERMINATING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY STATE BANK OF COUNTRYSIDE, AS TRUSTEE UNDER TRUST NUMBER 94-1390 RECORDED FEBRUARY 7, 1996 AS DOCUMENT 96103250 AND AS SHOWN ON PLAT OF AVENEL TOWNHOMES RECORDED APRIL 22, 1996 AS DOCUMENT 96299418 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

TO PROPERLY CREATE THE EASEMENT REFERRED TO AS PARCEL 2 IN OUR LEGAL DESCRIPTION, THE FOLLOWING LANGUAGE SHOULD BE ADDED TO THE DEED FROM STATE BANK OF COUNTRYSIDE, AS TRUSTEE UNDER TRUST NUMBER 94-1390, TO WIT:

SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR AVENEL OF ORLAND TOWNHOME ASSOCIATION MADE BY STATE BANK OF COUNTRYSIDE, AS TRUSTEE UNDER TRUST NUMBER 94-1390 RECORDED FEBRUARY 7, 1996 AS DOCUMENT 96103250 AND AS SHOWN ON PLAT OF AVENEL TOWNHOMES RECORDED APRIL 22, 1996 AS DOCUMENT 96299418, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY

CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

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