

UNOFFICIAL COPY

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1999-08-03 11:57:30
Cook County Recorder 27.50

TRUSTEE'S DEED



99737806

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

THIS INDENTURE, made this 2nd day of July, 1999, 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, 1995, and known as Trust No. 96-1701, party of the first part, and JOSEPH B. MIROBALLI, and Frances Miroballi, husband and wife, of 14358 Lake Ridge Road, Orland Park, Illinois 60462, 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, JOSEPH B. MIROBALLI, and Frances Miroballi, husband and wife, the following described real estate, situated in Cook County, Illinois, to - wit:

See Legal Description Attached.

P.I.N. 22-27-203-041-0000

Commonly known as 13838 Steepleview Lane, Lemont, Illinois 60439

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.

ES11381-46-2

32

IBT #
1174-8184

STATE OF ILLINOIS

AUG-99



196.00

REAL ESTATE TRANSFER TAX

Cook County
REAL ESTATE TRANSACTION TAX

AUG-99



098.00

REVENUE STAMP

900204

Property of Cook County Clerk's Office

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

Joan Micka

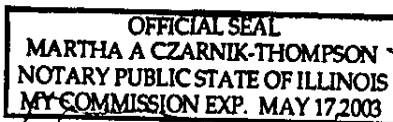
STATE OF ILLINOIS,
COUNTY OF COOK

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 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 2nd day of July, 1999.



Martha A Czarnik-Thompson
Notary Public

MAIL TO

D Name JOSEPH B. MIROBALLI
E
L Street 14358 LAKE RIDGE RD
I
V City ORLAND PK. ILL
E 60467
R Or:
Y Recorder's Office Box Number

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

13838 Steepleview Lane
Lemont, IL 60439

MAIL TAX Bills To:
Joe Miroballi
13838 Steepleview Lane
Lemont, Ill 60439

PARCEL 1:

THAT PART OF LOT 16 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE II 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 WESTERLY CORNER OF LOT 16; THENCE SOUTH 20 DEGREES 01 MINUTES 42 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 37.99 FEET;

THENCE NORTH 57 DEGREES 56 MINUTES 52 SECONDS EAST 38.65 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUING NORTH 57 DEGREES 56 MINUTES 52 SECONDS EAST 28.18 FEET;

THENCE SOUTH 32 DEGREES 08 MINUTES 25 SECONDS EAST ON A LINE THAT IS THE CENTER AND NORTHERLY AND SOUTHERLY PROLONGATIONS THEREOF OF A PARTYWALL 75.42 FEET;

THENCE SOUTH 57 DEGREES 56 MINUTES 52 SECONDS WEST 28.59 FEET;

THENCE NORTH 31 DEGREES 49 MINUTES 57 SECONDS WEST ON A LINE THAT IS THE CENTER AND NORTHERLY AND SOUTHERLY PROLONGATIONS THEREOF OF A PARTYWALL, 75.42 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THE COMMON AREA FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE STEEPLES TOWNHOUSE ASSOCIATION RECORDED AS DOCUMENT 97-542222 AS AMENDED BY DOCUMENT RECORDED MARCH 5, 1999 AS DOCUMENT NUMBER 99-216291.