



MAIL TO:

Jeff Philpott  
Dan Molnar  
1863 W. 107th St. Unit I  
Chicago, IL.

CT/ 9906 2777  
78 33 680 182

**THIS INDENTURE** MADE this 23rd day of August, 1999, between **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois, 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 1st day of July, 1997, and known as Trust Number 15657, party of the first part and ~~JEFF PHILPOTT AND DAN MOLNAR~~

JEFFREY L. PHILPOTT AND DANIEL A. MOLNAR  
whose address is 105 W. Hale Chicago, IL. 60643 party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 25-18-401-001, 002, 003, 004  
Commonly known as: 1863 W. 107th St., Chicago, IL. 60643 *ULFR*

★ 120169 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE AUG 25 '99 ★  
★ PB. 11193 ★

★ 120169 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE AUG 25 '99 ★  
★ PB. 11193 ★

★ 392.25 ★

★ 399.00 ★

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 forever of said party of the second part.

This deed is executed pursuant to and in the exercise of 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 given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

**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 T. O. and attested by its A. T. O. the day and year first above written.

**STANDARD BANK AND TRUST COMPANY**

As Trustee as aforesaid:

Attest: Donna Diviero  
Donna Diviero, A. T. O.

By: Patricia Ralphson  
Patricia Ralphson, T. O.

**BOX 333-CTI**

UNOFFICIAL COPY

99817465

STATE OF ILLINOIS COUNTY OF COOK }

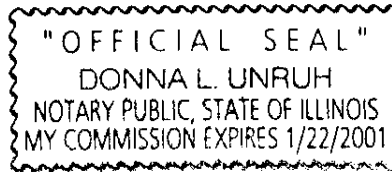
SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the STANDARD BANK AND TRUST COMPANY and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such T. O. and A. T. O., respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said A. T. O. did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 23rd day of August, 1999.

Donna L. Unruh

NOTARY PUBLIC

PREPARED BY: P. Ralphson  
Standard Bank & Trust Co.  
7800 W. 95th St.  
Hickory Hills, IL 60457



TRUSTEE'S DEED



STANDARD BANK AND TRUST CO.  
7800 West 95th Street, Hickory Hills, IL 60457

# UNOFFICIAL COPY 99817465

UNIT 1 IN THE BELMONT SQUARE TOWNHOMES/CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 11, 12, 13 AND 14 IN THE SUBDIVISION OF LOTS 4 AND 5 IN BLOCK 33 AND LOT 1 IN BLOCK 34 OF WASHINGTON HEIGHTS, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, LYING EAST OF PROSPECT AVENUE, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 37.5 FEET OF LOT 2 IN BLOCK 34 IN WASHINGTON HEIGHTS, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 13, ALL OF BLOCK 14, LOTS 7 TO 63, INCLUSIVE, IN BLOCK 20, LOTS 1, 2 AND 3 IN BLOCK 21 AND ALL OF BLOCKS 24, 25, 28 AND 29, ALL IN SECTIONS 18 AND 19, TOWNSHIP 37 NORTH, RANGE 14; ALSO A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19 EAST OF PROSPECT AVENUE, ALL IN TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99799520 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

1863 W. 107TH STREET, CHICAGO, ILL.

PIN 25-18-401-001, -002, -003, -004

14703  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP AUG 25 '99  
p.c. 11424  
92.75

COOK  
CC. NO. 016  
15290  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
RE 10776  
AUG 23 '99  
DEPT. OF REVENUE  
185.50