

UNOFFICIAL COPY 99852082

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1999-09-08 12:15:19  
Cook County Recorder 25.50



Index  
S1570995  
SAS-A DIVISION OF INTERCOUNTY

**TRUSTEE'S DEED-JOINT TENANCY**  
This indenture made this 12TH  
day of JULY 1999  
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 13937 party of the first part, and

**JAMES T. BURKE AND JEANNE RONAN**

Whose address is: 12801 MITSY HARBOUR LANE, PALOS PARK, IL. 60464, not as tenants in common, but as **JOINT TENANTS**, parties 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 tax # 22-34-104-022

Address of Property: 20 PINE NEEDLES DRIVE, LEMONT, IL. 60439  
together with the tenements and appurtenances thereunto belonging, **TO HAVE AND TO HOLD** the same unto said parties of the second part forever, not in tenancy in common, but in **Joint Tenancy**.

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 [Signature] Trust Officer

Attest: Angeline M. Laha Assistant Secretary

State of Illinois SS  
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 12TH day of JULY 1999

**AFTER RECORDING, PLEASE MAIL TO:**

Timothy Takash  
122 S. Michigan, Ste 1720  
Chicago, IL 60603

**"OFFICIAL SEAL"**  
**LUCILLE A. ZURLIS**  
Notary Public, State of Illinois  
My Commission Expires 1/24/2002

Lucille A. Zurlis  
Notary Public

THIS INSTRUMENT WAS PREPARED BY  
**GLENN E. SKINNER JR.**  
**MARQUETTE NATIONAL BANK**  
**6755 SOUTH PULASKI ROAD**  
**CHICAGO, IL 60629**

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Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



SEP. -1.99

REVENUE STAMP

\* 00000006978

REAL ESTATE TRANSFER TAX

0011000

FP326679

STATE TAX

STATE OF ILLINOIS



SEP. -1.99

COOK COUNTY

\* 00000006992

REAL ESTATE TRANSFER TAX

0022000

FP326700

99852082

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EXHIBIT "A"

Legal Description:

99852082

PARCEL 1: THAT PART OF LOT 22 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, BEING A RESUBDIVISION OF LOTS 118 THRU 144, BOTH INCLUSIVE, OF RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND 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 96-873927 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 22; THENCE NORTH 9 DEGREES 16 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 22, 79.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST MENTIONED LINE 33.99 FEET; THENCE SOUTH 86 DEGREES 25 MINUTES 25 SECONDS EAST, ALONG A LINE THAT RUNS THROUGH THE CENTERLINE OF A PARTY WALL, 137.00 FEET TO A POINT IN THE NORTHEAST LINE OF SAID LOT 22; THENCE SOUTH 30 DEGREES 33 MINUTES 23 SECONDS EAST ALONG THE NORTHEAST LINE OF LOT 22, 40.86 FEET; THENCE NORTH 86 DEGREES 25 MINUTES 25 SECONDS WEST ALONG A LINE THAT RUNS THROUGH THE CENTERLINE OF A PARTY WALL, 163.30 FEET TO THE POINT OF BEGINNING, 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 1998 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.: 22-34-104-022

Common Address: 20 Pine Needles Drive  
Lemont, Illinois 60439