

UNOFFICIAL COPY

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1999-03-18 11:50:13
Cook County Recorder 27.50

TRUSTEE'S DEED

COOK COUNTY
RECORDER



99261184

BRIDGEVIEW OFFICE

THIS INDENTURE, made this 4th day of March, 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, 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:

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E and Cook County Order 95104.

See Legal Description Attached.

P.I.N. 22-27-203-041-0000 (affects this and other properties)

Commonly known as Vacant Common Area for Lot 16, Lemont, Illinois

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.

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 _____

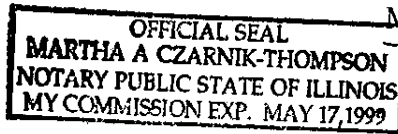
STATE OF ILLINOIS,
COUNTY OF COOK

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.

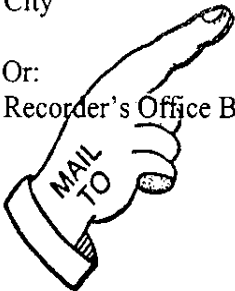
Given under my hand and Notarial Seal, this 5th day of March, 1999.



Martha A. Czarnik-Thompson
Notary Public

D Name GRIFFIN & GALLAGHER
E 10001 S. Roberts Road
L Street Palos Hills, IL 60465
I
V City
E
R Or:
Y Recorder's Office Box Number

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



COMMON AREA PART OF LOT 16

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, EXCEPT THAT PART 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; FOR A POINT OF BEGINNING OF THE PARCEL OF LAND THEREON DESCRIBED:

THENCE NORTH 57 DEGREES 56 MINUTES 52 SECONDS EAST 105.61 FEET;

THENCE SOUTH 32 DEGREES 03 MINUTES 08 SECONDS EAST 75.42;

THENCE SOUTH 57 DEGREES 56 MINUTES 52 SECONDS WEST 105.61 FEET;

THENCE NORTH 32 DEGREES 03 MINUTES 08 SECONDS WEST 75.42 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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 March 17th, 19 99

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 17th day of March

19 99.

[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 March 17th, 19 99

Signature: [Signature]
Grantee or Agent

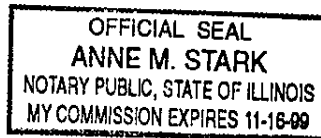
Subscribed and sworn to before me by the

said _____

this 17th day of March

19 99.

[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.]