

INDIVIDUAL
OR
CORPORATION
DEED

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99369397

4470053 16 001 Page 1 of 5
1999-04-16 11:43:23
Cook County Recorder . 29.50



99369397

51499275 RICH N.

THIS INDENTURE, Made this
2nd day of May
1997, between *HERITAGE TRUST
COMPANY of 17500 Oak Park Ave.,
Tinley Park, IL 60477, a corporation duly
authorized by the Statutes of Illinois to
execute trusts, as trustee under the
provisions of a deed or deeds in trust duly
recorded and delivered to said company in
pursuance of a trust agreement dated the
21st day of September

THE ABOVE SPACE FOR RECORDER'S USE ONLY

1982, and known as Trust Number
82-2178, party of the first part, and SHADETREE CONDOMINIUM ASSOCIATION NO. 1, AN ILLINOIS NOT-
FOR-PROFIT ORGANIZATION
party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100
Dollars (\$10.0), and other good and valuable considerations 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:

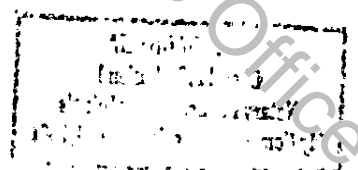
PIN # 28-16-111-036-0000 AND 28-16-111-020-0000

COMMON ADDRESS: CREEKSIDE DRIVE, OAK FOREST, IL

THAT PORTION OF LOT 43 WHICH SURROUNDS LOTS 25 AND 26 IN CRESCENT GREEN ESTATES, BEING A
SUBDIVISION OF A PARCEL OF LAND AND BEING A PART OF LOTS 8, 9, 11 AND 12 OF ARTHUR T. MCINTOSH'S
155TH STREET FARMS, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

AND

SEE LEGAL DESCRIPTION RIDER ATTACHED



NO TAXABLE CONSIDERATION. Exempt under provisions of
Paragraph "D", Section 4, Real Estate Transfer Act.
Dated: 7-28-98 Signed: [Signature]

together with the tenements and appurtenances thereunto belonging.

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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 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 given to secure the payment of money, and remaining unreleased at the date of delivery hereof. This deed is subject to real estate taxes for the year 1996 and subsequent years, easements, conditions, covenants, and restrictions of record.

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 ASSISTANT TRUST OFFICER and attested by its ASSISTANT SECRETARY, the day and year first above written.

*HERITAGE TRUST COMPANY As Trustee or as Successor Trustee to Bremen Bank & Trust Company, Heritage Bremen Bank & Trust Company, County Bank & Trust Company, Heritage County Bank & Trust Company, Alsip Bank & Trust Company, and First National Bank of Lockport aforesaid,

By: Donna J. Wroblewski
ASSISTANT TRUST OFFICER

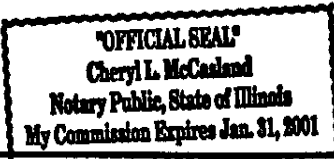
Attest: Linda Lee Lutz
ASSISTANT SECRETARY

State of Illinois

County of Cook

I, the undersigned, A NOTARY PUBLIC, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONNA J. WROBLEWSKI, ASSISTANT TRUST OFFICER of the HERITAGE TRUST COMPANY, and LINDA LEE LUTZ, ASSISTANT SECRETARY of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ASSISTANT TRUST OFFICER and ASSISTANT SECRETARY 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 Corporation, for the uses and purposes therein set forth; and said ASSISTANT SECRETARY did also then and there acknowledge that she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2ND day of MAY, 1997



Cheryl L. McCasland
Notary Public

THIS INSTRUMENT PREPARED BY:

HERITAGE TRUST COMPANY
17500 Oak Park Avenue
Tinley Park, IL 60477

FUTURE TAX BILLS TO:

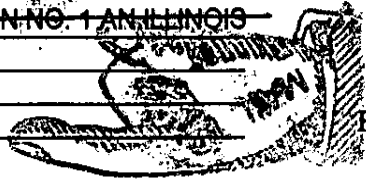
SHADETREE CONDOMINIUM ASSOCIATION NO. 1 AN ILLINOIS
NOT-FOR-PROFIT CORPORATION

INDIVIDUAL OR CORPORATION DEED

RETURN RECORDED DEED TO: ~~SHADETREE CONDOMINIUM ASSOCIATION NO. 1 AN ILLINOIS~~
~~NOT-FOR-PROFIT CORPORATION~~

68869865

LAW OFFICES OF D. JAMES BADER, P.C.
20200 Governors Drive, Suite 101
Olympia Fields, IL 60461



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LEGAL DESCRIPTION RIDER

Lot 26 and also that part of Lot 43 both in Crescent Green Estates, being a Subdivision of a parcel of land being a part of Lots 8, 9, 11 and 12 of Arthur T. McIntosh and Company's 155th Street Farms, being a Subdivision in the East 1/2 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northeasterly corner of Lot 43, said point being on the average center line of the existing creek; thence Southerly along said average center line to the center line of the 20 foot dedication as shown on the plat of subdivision of Crescent Green Estates; thence South 89 Degrees, 59 Minutes, 33 Seconds West, a distance of 10 Feet to a point; thence South 0 Degrees, 00 Minutes, 27 Seconds East, a distance of 118 Feet to a point of curvature; thence along a curve to the right tangent to the last described line, having a radius of 260 Feet and an arc length of 181.98 Feet to the point at beginning of this description thence North 40 Degrees, 13 Minutes, 57 Seconds West, 101.01 Feet; thence North 61 Degrees, 21 Minutes 59 Seconds West 50 Feet; thence along a curved line to left having a radius of 172.43 Feet a distance of 68.14 Feet, to the most Northerly corner of the following described tract of land:

That part of Lot 43 in Crescent Green Estates, being a subdivision of a parcel of land being a part of Lots 8, 9, 11 and 12 of Arthur T. McIntosh and Company's 155th Street Farms, being a subdivision in the East 1/2 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 36 North, Range 13, East of the Third Principal Meridian, all in Cook County, Illinois, described as follows: Commencing at the Northeasterly corner of Lot 43, said point being on the average center line of the existing creek; thence Southerly along said average center line to the center line of the 20 foot dedication as shown on the plat of subdivision of Crescent Green Estates; thence South 89 Degrees, 59 Minutes, 33 Seconds West, a distance of 10.00 Feet to a point; thence South 0 Degrees, 00 Minutes, 27 Seconds East, a distance of 118.00 Feet to a point of curvature; thence along a curve to the right tangent to the last described line, having a radius of 260.00 Feet and an arc length of 243.78 Feet to the point of beginning of this legal description; thence South 53 Degrees, 42 Minutes 49 Seconds West a distance of 130.26 Feet; thence North 39 Degrees 20 Minutes 07.7 Seconds West, a distance of 137.08 Feet; thence North 50 Degrees 39 Minutes 52.3 Seconds East 106.03 Feet to a point of curvature; thence along a curve to the left, tangent to the last described line having a radius of 172.43 Feet, an arc length of 7.55 Feet; thence South 39 Degrees, 20 Minutes 07.7 Seconds East a distance of 137.08 Feet, to the point of beginning.

Then Southeasterly along the Northeasterly Line of said above described tract of land a distance of 137.08 Feet to the most Easterly corner of said above described tract of land; thence along a curved line to the left having a radius of 260 Feet, and having an arc length of 61.80 Feet to the point of beginning.

28-16-111-020, -036, -040

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

99369397

LEE A. SENDER, President of Fawn Builders and Developers, Ltd.

being duly sworn on oath, states that he resides at 15701 S. Cicero Avenue, Oak Forest, IL 60452. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.

4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.

5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

7. The conveyance of land for highway or other public purposes or grants or Conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

8. Conveyances made to correct descriptions in prior conveyances.

9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

FAWN BUILDERS AND DEVELOPERS, INC.

SUBSCRIBED and SWORN to before me this 7th day of Dec, 1998.
BY: Lee A. Sender, Pres.
LEE A. SENDER, President

NOTARY PUBLIC
"OFFICIAL SEAL"
Michael A. Buck
Notary Public, State of Illinois
My Commission Expires 3/21/2001

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STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 7/28/98, 19__

Signature: _____

[Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 15th day of April, 1999.

Notary Public [Signature]



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 7/28, 1998

Signature: _____

[Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 15th day of April, 1999.

Notary Public [Signature]



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.]