

# UNOFFICIAL COPY

## COMMON MAINTENANCE DECLARATION

THIS DECLARATION is made this 2nd day of February, 1985 by the undersigned HERITAGE COUNTY BANK AND TRUST COMPANY, as Trustee under a Trust Agreement dated March 11, 1985, and known as Trust No. 2658 legal title holder of Lots 6, 7 and 8 in McNaughton's Hillcreek Estates No. 2 being a resubdivision of Lots 6, 7 and 8 in McNaughton's Hillcreek Estates, a subdivision of Block 3 in Monson & Co's Fourth Palos Park Subdivision, a subdivision of the South East 1/4, South East 1/4 of Section 27, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

WHEREAS, the above referred to Lots are served by a private road over ingress and egress easements as shown on plat attached hereto as Exhibit A.

WHEREAS, it will be necessary for all three Lot Owners to cooperate in the road maintenance consisting of repair and snow removal.

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NOW THEREFORE, it shall be the obligation and duty of the Owners of the above referred to Lots, its successors and assigns to participate 33 1/3 percent for each Lot in the cost of maintenance, consisting of repair of the road and removal of snow.

IT IS also the obligation and duty of the three participants to agree on all or any maintenance and cost of this maintenance before any work is performed on the said properties. This would be performed by a meeting of the three participants or by a written proposal and agreements signed by the three participants.

HERITAGE COUNTY BANK & TRUST COMPANY  
as Trustee as aforesaid,

By: Darlene Donahue  
Asst. V.P.

Attest: Cheryl A. Rutgens  
Asst. Sec'y

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, Arlene J. Musil a Notary Public in and for said  
County and State, do hereby certify that Darlene Donahue, Assistant V.P.  
and Cheryl A. Rutgens, Assistant Sec'y.

respectively of Heritage County Bank  
personally known to me to be the same persons whose names are subscribed to the  
foregoing instrument as such Assistant Vice President

and Assistant Secretary  
appeared before me this day in person and acknowledged that they signed, sealed and  
delivered said instrument as their 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 3rd day of  
February, A.D. 19 86

NOTARY PUBLIC

Arlene J. Musil  
Notary Public

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3496658

THIS INDENTURE, Made this 23rd day of January 1986

Between HERITAGE COUNTY 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 11th day of March, 1985, and known as Trust No. 2658, party

COOK CO. NO. 018

of the first part, and BRIAN T. HRUSKA and BETTY H. HRUSKA, his wife of 3039 Butler, Steger, IL. 60475 not as tenants in common, but joint tenants, parties of the second part.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
JAN 28 1986  
178.50

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good and considerations in hand paid, does hereby convey and quit claim unto said party of the second part, not as tenants in common, but as joint tenants, all interest following described real estate, situated in COOK County, Illinois,

Lot 6 in McNaughton's Hill Creek Estates No. 2 being a resubdivision of Lots 6, 7 and 8 in McNaughton's Hill Creek Estates, a subdivision of Block 3 in Monson & Co.'s Fourth Palos Park Subdivision, a subdivision of the South East 1/4, South East 1/4 of Section 27, township 37 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

PIN 23-27-417-001-000

12602 Hill Creek Rd, Palos Park, Ill

together with the tenements and appurtenances thereunto belonging.

140529

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
REVENUE  
STAMP FEELTOS  
PAID  
178.50  
C.T.I.

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) or record in said County given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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.

HERITAGE COUNTY BANK AND TRUST COMPANY,  
As Trustee as Aforesaid,

By Darlene Donahue  
Trust Officer

Attent [Signature]  
Assistant Secretary

This instrument was prepared by  
Darlene Donahue

Heritage County Bank & Trust Co.  
12015 N. Western Avenue  
Blue Island, IL. 60406

70-28-465-0

809264

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FROM CTR# 12446033  
1244605

CREATED BY DOC.

DESCRIPTIVE SUBJECT

FEB 18 1986

3496658

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                          )  
COUNTY OF COOK    ) ss.

I Arlene Shroyer, a

Notary Public in and for said County, in the state aforesaid, do hereby Certify,  
that Darlene Donahue, Trust Officer of the  
HERITAGE COUNTY BANK AND TRUST COMPANY and William N. Masterson

Assistant Secretary 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  
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 Bank, for the uses  
and purposes therein set forth; and the said Assistant Secretary did also then  
and there acknowledge that he, as Custodian of the corporate seal of said  
Bank, did affix the said corporate seal of said Bank to said instrument as  
his own 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

23rd day of January, 1986

FEB 18 4 09 PM '86

*Arlene Shroyer*  
Notary Public

REGISTRAR / DE TITLES

Agg...  
Al...  
H...  
W...  
S...  
A...  
D...  
S...

CHICAGO TITLE INS.

64 7028409

## Joint Tenancy Deed

HERITAGE COUNTY BANK AND TRUST COMPANY  
As Trustee under Trust Agreement

TO

PROPERTY ADDRESS

Mortgage:  
*Lloyd E. Daign*  
*1144 Hubbard St*  
*Chicago, Ill 60603*

HERITAGE COUNTY BANK AND TRUST COMPANY  
BLUE ISLAND,  
ILLINOIS 60406

1244603  
IN REPLICATE  
1053