

UNOFFICIAL COPY

1865557

TRUSTEE'S DEED

03042701

Form T-14

The above space for recorder's use only

THIS INDENTURE, made this 22nd day of November, 19 93, between PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 27th day of September, 19 91, and known as Trust Number 10141, party of the first part, and FRANCIS A. FULMER

3302 N. Harlem Avenue., Chicago, IL 60635

part y of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 (\$10.00) dollars, and other good and

valuable considerations in hand paid, does hereby grant, sell and convey unto said part y of the second part,

the following described real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

UNIT 302, 7410 W. NORTH AVENUE, ELMWOOD PARK, IL 60635

P. I. N. 12-36-427-040

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said part y 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) herebefore of 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 hereto affixed, and has caused its name to be signed to these presents by its Senior Vice-President--Trust Officer and attested by its Assistant Vice-President--Asst. Trust Officer, the day and year first above written.

PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid,

By: [Signatures] Trust Officer

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

Jo Ann Kubinski, Assistant Vice-President--Trust Officer of PARKWAY BANK AND TRUST COMPANY, and

Marianne L. Wagoner, Assistant Vice-President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Sr. Vice-President--Trust Officer and Assistant Vice-President and Asst. Trust Officer 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 the said Assistant Vice-President and Asst. Trust Officer, did also then and there acknowledge that he, as Assistant Vice-President of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

"OFFICIAL SEAL" GLORIA WIELGOS NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 08/25/95

Given under my hand and Notarial Seal this 26th day of November, 19 93 [Signature] Notary Public

NAME [] STREET [] CITY [] INSTRUCTIONS []

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit 302, 7410 W. North Avenue Elmwood Park, IL 60635



Elmwood Park Real Estate Transfer Stamp

This space for affixing return and record stamps


03042701 Document Number

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$25.50
140000 TRAN 5637 12/20/93 12:11:00
*03-042701
CDK COUNTY RECORDER

03042701

013568
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP DEC 20 '93
P.B. 11422

50.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEC 20 '93
DEPT. OF REVENUE
101.00

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 302 IN THE REGENCY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 18, 19 & 20 IN BLOCK 8 IN FOREST VIEW GARDENS, BEING A SUBDIVISION OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 27, 1991 AND KNOWN AS TRUST NUMBER 10141 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 27, 1992 AS DOCUMENT NO. 92549821 TOGETHER WITH UNDIVIDED 3.60 PERCENT INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # 5 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92549821.

P.I.N. 12-36-427-040

COMMONLY KNOWN AS UNIT NO. 302, 7410 W. NORTH AVENUE, ELMWOOD PARK, IL 60635

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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

03042701

