

UNOFFICIAL COPY

Property Address:
3401 N. Carriage Way Drive, Unit 205
Arlington Heights, Illinois 60004



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/09/2003 09:43 AM Pg: 1 of 4

TRUSTEE'S DEED (Tenancy by the Entirety)

8131457 / 23064109 10/22

This Indenture, made this 12th day of May, 2003,

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 August 17, 2001 and known as Trust Number 13028, as party of the first part, and **SIDNEY A. FROLKIS and ANITA FROLKIS**, 1611 Hawkes St. Arlington Hts., IL 60004, as husband and wife, not as joint tenants, not as tenants in common, but as tenants by the entirety as party(ies) of the second part. (Survivorship is intended.)

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant sell and convey unto the said party(ies) of the second part, not as joint tenants, not as tenants in common, but as tenants by the entirety, all interest in the following described real estate situated in Cook County, Illinois, to wit:

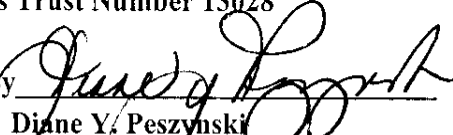
See Exhibit A for Legal Description and PIN

together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices, encumbrances of record and additional conditions, if any, on the reverse side hereof.

DATED: 12th day of May, 2003.

Parkway Bank and Trust Company,
as Trust Number 13028

By 
Diane Y. Peszynski
Vice President & Trust Officer


Attest:  (SEAL)
Jo Ann Kubinski
Assistant Trust Officer




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BOX 333-CTI

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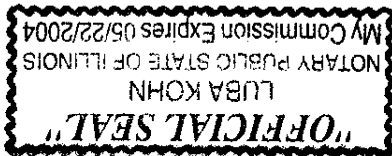
FP 102802	# 0000052009	 COOK COUNTY REAL ESTATE TRANSACTION TAX JUL.-2.03 REVENUE STAMP
0014650		
REAL ESTATE TRANSFER TAX		

FP 102808	# 0000051891	 STATE TAX REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE JUL.-2.03
0029300		
REAL ESTATE TRANSFER TAX		

Address of Property
 3401 N. Carriage Way Drive, Unit 205
 Arlington Heights, Illinois 60004

MAIL TO:
 SIDNEY A. FROLKIS and ANITA FROLKIS
 3401 N. Carriage Way Drive, Unit 205
 Arlington Heights, Illinois 60004

This instrument was prepared by: Diane Y. Peszynski/
 4800 N. Harlem Avenue
 Harwood Heights, Illinois 60706



[Signature]
 Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Diane Y. Peszynski, Vice President & Trust Officer and Jo Ann Kubinski, Assistant Trust Officer personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 12th day of May 2003.

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 205 IN THE PARK WELLINGTON AT GEIMER'S GROVE-BUILDING I CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN GEIMER SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 2001 AS DOCUMENT NO. 0011092644, IN COOK COUNTY, IL; AND THAT PART OF LOT 1 IN GEIMER SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 145.12 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS WEST, 5.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, 26.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 46.03 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 26.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 46.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED JANUARY 17, 2003 AS DOCUMENT NUMBER 0030083484, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT GEIMER'S GROVE UMBRELLA CONDOMINIUM OWNERS ASSOCIATION RECORDED JANUARY 17, 2003 AS DOCUMENT NUMBER 0030083483, AS MAY BE AMENDED FROM TIME TO TIME; AND AS DESCRIBED IN THE CROSS EASEMENT AND COST SHARING DECLARATION RECORDED JANUARY 17, 2003 AS DOCUMENT NUMBER 0030083482 AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-27 AND INDOOR STORAGE SPACE S-27 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030083484 AS MAY BE AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2002 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM, AS AFORESAID, THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT GEIMER'S GROVE UMBRELLA CONDOMINIUM OWNERS ASSOCIATION, AS AFORESAID AND THE CROSS EASEMENT AND COST SHARING DECLARATION, AS AFORESAID, ALL AS MAY BE AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN AFORESAID DOCUMENTS, AS MAY BE AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S 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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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 DECLARATIONS AND AGREEMENTS, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

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THERE WERE NO TENANTS OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

PROPERTY ADDRESS: Unit 205, 3401 N. CARRIAGE WAY DRIVE, ARLINGTON HEIGHTS, IL 60004

PERMANENT INDEX NUMBER(S): 03-08-214-006-0000
 03-08-214-007-0000

Property of Cook County Clerk's Office