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Address of Property:  
3451 N. Carriage Way Drive, Unit 309  
Arlington Heights, Illinois 60004



Doc#: 0403033218  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/30/2004 02:01 PM Pg: 1 of 4

## TRUSTEE'S DEED (In Trust)

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819057 2 CB 1671  
L550618 IT7

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*This Indenture*, made this 26th day of December, 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 THOMAS W. HERRMANN and PATRICIA D.  
Herrmann, Trustees under Trust Agreement dated 3-23-93 and known as THE Herrmann  
FAMILY REVOCABLE TRUST, 262 WINDSOR DR., Buffalo Grove, IL as party of the  
second part.

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 of the second part all interest in the following described real estate  
situated in Cook County, Illinois, to wit:

(See Exhibit A for Legal Description and PIN, and Rider for Trust Powers)

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 which specifically allows conveyance from Trust to Trust and is subject to  
all notices, liens, and encumbrances of record and additional  
conditions, if any on the reverse side hereof.

DATED: 26th day of December, 2003.

Parkway Bank and Trust Company,  
as Trust Number 13028

By   
Diane Y. Peszynski  
Vice President & Trust Officer

Attest:   
Jo Ann Kubinski (SEAL)  
Assistant Trust Officer



### BOX 333-CTI



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## LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 309 IN THE PARK WELLINGTON AT GEIMER'S GROVE-BUILDING II 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 IN COOK COUNTY, IL DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 26.60 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 13 SECONDS EAST, 19.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 226.36 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 103.19 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 13 SECONDS EAST, 226.36 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST 103.19 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AND THAT PART OF LOT 1 IN GEIMER SUBDIVISION, BEING A SUBDIVISION IN 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 SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 191.15 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS WEST, 5.53 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, Sec 1 d

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED DECEMBER 30, 2003 AS DOCUMENT NUMBER 0336431041, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. *of Cook County, Illinois*

**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 0336431041, AS MAY BE AMENDED FROM TIME TO TIME.

**SUBJECT TO:** GENERAL REAL ESTATE TAXES FOR 2003 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

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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.

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

PROPERTY ADDRESS: 3451 N. CARRIAGE WAY DRIVE, ARLINGTON HEIGHTS, IL 60004

PERMANENT INDEX NUMBER(S): 03-08-214-025-0000

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