

UNOFFICIAL COPY



Doc#: 0405141003
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/20/2004 11:03 AM Pg: 1 of 3

Property Address:
9307 W. Irving Park Road, Unit 20
Schiller Park, IL 60176

TRUSTEE'S DEED (Individual)

13036624

This Indenture, made this 6th day of February, 2004,
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 January 6, 2003 and known as Trust Number 13472, as party of the first part, and WIESLAW MICHALSKI, 6020 W. Higgins, Chicago, IL 60630 as party of the second part.

3/17

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

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 and encumbrances of record and additional conditions, if any on the reverse side.

DATED: 6th day of February, 2004.

Parkway Bank and Trust Company,
as Trust Number 13472

By *Diane Y. Peszynski*
Diane Y. Peszynski
Vice President & Trust Officer

Attest: *Bert Knierim* (SEAL)
Bert Knierim
Assistant Vice President



GF, INC.

UNOFFICIAL COPY

FP326665
0004900
REAL ESTATE TRANSFER TAX

0000000697
COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 FEB. 16. 04
 COUNTY TAX REVENUE STAMP

FP326652
0009800
REAL ESTATE TRANSFER TAX

0000052605
STATE OF ILLINOIS
 REAL ESTATE TRANSACTION TAX
 FEB. 16. 04
 STATE TAX

Property Address:
 9307 W. Irving Park Rd. #20
 Schiller Park, IL 60176

George R. Petralic Esq.
 422 N. Northwest Hwy
 Park Ridge IL 60068

MAIL TO:
 WESLAW MICHALSKI
 9307 W. Irving Park Road, Unit 20
 Schiller Park, IL 60176
 Mail Tax Call To:
 Weslaw Michalski
 9307 W. Irving Park Road, Unit 20
 Schiller Park, IL 60176

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

"OFFICIAL SEAL"
 LUBA KOHN
 NOTARY PUBLIC STATE OF ILLINOIS
 My Commission Expires 05/22/2004

Diane Y. Peszynski
 Notary Public

Given under my hand and notary seal, this 6th day of February 2004.

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 Bert Knierim, Assistant Vice President 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.

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

UNOFFICIAL COPY

LEGAL DESCRIPTION FOR TRUSTEE'S DEED

Parcel 1: Unit 20 in 9307 W. Irving Park Road Condominium, as delineated on the Plat of Survey of the following described real estate:

The Easterly 75 feet of the Tract of Land described as follows: That part of the South 1/2 of Section 15, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said Section, 834 feet East of the Southwest corner of said Section 15, thence East along South line of said Section 15, a distance of 1125.27 feet to a point; thence North at an angle of 89 degrees, 32 minutes (West to North), a distance of 654 feet; thence Northwesterly parallel with the center line of Irving Park Boulevard at an angle of 102 degrees 12 minutes and 30 seconds South to North westerly 133.63 feet to a point which is the place of beginning; thence continuing Northwesterly on said last described course 413.12 feet, thence North 255 feet 413.12 feet, thence South to the place of beginning, in Cook County, Illinois,

which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded November 17, 2003 in the Office of the Recorder of Deeds of Cook County, Illinois as Document 0332145195 as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to parking space number P- 8, a Limited Common Element, as delineated on the aforesaid Plat of Survey and as set forth in the aforesaid Declaration of Condominium.

PIN: 12-15-318-015-0000

Subject to: General real estate taxes for 2003 and subsequent years; special assessments, if any, confirmed by governmental authorities after date of grantee's contract, terms and provisions of the Illinois Condominium Property Act, the rights, easements, covenants, restrictions and reservations contained in the Condominium Declaration recorded November 17, 2003 as Document No. 0332145195, the same as though said provisions were recited and stipulated at length herein, rights of the public, the municipality and the State of Illinois in and to that part of the land taken and used for Irving Park Road, Ordinance creating Special Service Area No. 9 and taxes levied pursuant to said Special Service Area recorded as Document No. 0331134069, grant of non-exclusive easement to Village of Schiller Park, for public access and vehicular ingress and egress over driveway as contained in document recorded as No. 0331449017 (affects common elements), unrecorded laundry room lease dated August 1, 2003 (affects common elements), condominium assessments not yet due and payable, and easements for drainage, if any.

Certification:

The Tenant of the within Unit either waived or failed to exercise his/her right of first refusal, or alternatively, did not have a right of first refusal to the purchase the Unit.

Additional Granting Language: Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.