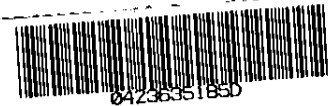


UNOFFICIAL COPY

Property Address:
1520 River West Court
Mt. Prospect, IL 60056



Doc#: 0423635185
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/23/2004 01:11 PM Pg: 1 of 4

TRUSTEE'S DEED (Individual)

8226959/24081302 50F 15

This Indenture, made this 19th day of July, 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 July 24, 1998 and known as Trust Number 12055, as party of the first part, and R/W LCD LLC, an Illinois Limited Liability Company, Sparks & Associates, Inc., 700 Perrie Drive, Elk Grove Village, IL 60007 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:

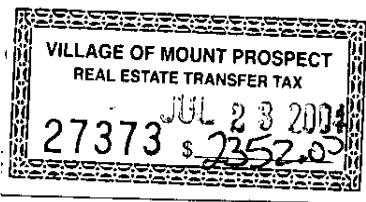
See Exhibit A for Legal Description and PIN

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.

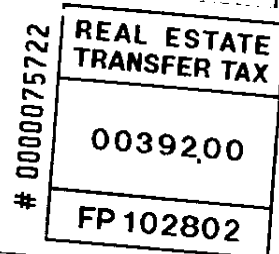
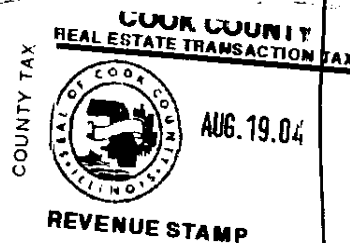
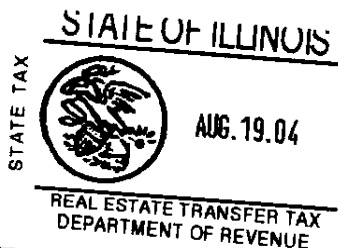
DATED: 19th day of July, 2004.

Parkway Bank and Trust Company,
as Trust Number 12055



By
Diane Y. Peszynski
Vice President & Trust Officer

Attest:
Jo Ann Kubinski
Assistant Trust Officer



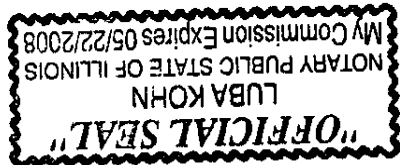
UNOFFICIAL COPY

Property of Cook County Clerk's Office

MAIL TO:
R/W LCD LLC
Sparks & Associates, Inc.
700 Perte Dr.
Elk Grove Village, IL 60007
Address of Property
1520 River West Court
Mt. Prospect, IL 60056

4800 N. Harlem Avenue
Harwood Heights, Illinois 60705

This instrument was prepared by: Jo Ann Kubinski



Jo Ann Kubinski
Notary Public

Given under my hand and notary seal, this 19th day of July 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 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.

STATE OF ILLINOIS)
) SS.
) COUNTY OF COOK)

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: THAT PART OF LOT 1 IN THE APARTMENTS OF RIVER WEST, A PLANNED UNIT DEVELOPMENT OF PART OF LOT "A" IN WOODVIEW MANOR, UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1992 AS DOCUMENT NO. 92398886, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THAT CORNER OF LOT ONE COMMON WITH THE NORTHEAST CORNER OF LOT 188 IN WOODVIEW MANOR, UNIT NO. 2, AFORESAID; THENCE SOUTH 05 DEGREES 53 MINUTES 10 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT ONE AND THE EASTERLY LINE OF SAID LOT 188, 44.66 FEET; THENCE SOUTH 84 DEGREES 06 MINUTES 50 SECONDS EAST ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID WESTERLY LINE OF LOT ONE, 50.0 FEET FOR A PLACE OF BEGINNING OF THAT PARCEL OF LAND TO BE DESCRIBED; THENCE NORTH 05 DEGREES 55 MINUTES 10 SECONDS EAST A DISTANCE OF 62.58 FEET; THENCE SOUTH 04 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 48.0 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 62.58 FEET; THENCE NORTH 84 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 48.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92654926 AND AS CREATED BY DEED MADE BY FIRST COLONIAL TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 26, 1991 AND KNOWN AS TRUST NUMBER 5885 TO GLENVIEW STATE BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED AUGUST 5, 1992 AND KNOWN AS TRUST NO. 4135, DATED SEPTEMBER 8, 1992 AND RECORDED OCTOBER 22, 1992 AS DOCUMENT NO. 92788634, ALL IN COOK COUNTY, ILLINOIS.

Common address: 1520 River West Court, Mt. Prospect, IL 60056
P.I.N.: 03-24-416-033

SUBJECT TO: 2ND INSTALLMENT OF 2003 REAL ESTATE TAXES AND SUBSEQUENT YEARS EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS OF RECORD, RESTRICTIVE COVENANTS AND PARTY WALL RIGHTS AND EASEMENTS AS RECORDED.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Jerry E. Mulick

, being duly sworn on oath, states that

he resides at 2406 Fox Meadow Lane, Northfield, IL 60093

. That the

attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

J. E. Mulick

 Jerry E. Mulick

SUBSCRIBED and SWORN to before me

this 30th day of July, 2004.

Louis H. Scherb

Notary Public
Louis H. Scherb

