

UNOFFICIAL COPY

Property Address:
3451 N. Carriage Way Drive, Unit 303
Arlington Heights, Illinois 60004



Doc#: 0513014333
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/10/2005 01:01 PM Pg: 1 of 3

TRUSTEE'S DEED (Individual)

8291711J / 25037035 V3 1012

This Indenture, made this 22nd day of April, 2005,
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 NADEJDA NASR, 5150 W. Fletcher, Chicago, IL 60641 as party of
the second part.

A single person

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

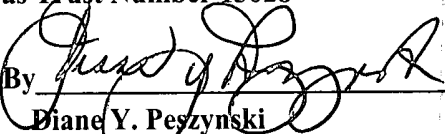
See Exhibit A for Legal Description and PIN


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: 22nd day of April, 2005.

Parkway Bank and Trust Company,
as Trust Number 13028

By 
Diane Y. Pezzyński
Vice President & Trust Officer

Attest: 
David F. Hyde
Vice President



(SEAL)

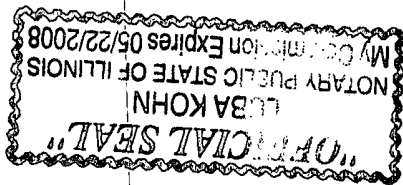
3

BOX 333-CT

UNOFFICIAL COPY

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

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 David F. Hyde, 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. Given under my hand and notary seal, this 22nd day of April 2005.



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

MAIL TO:
NADEJDA NASR
3451 N. Carriage Way Drive, Unit 303
Arlington Heights, Illinois 60004
Address of Property
3451 N. Carriage Way Drive, Unit 303
Arlington Heights, Illinois 60004

STATE OF ILLINOIS



MAY -9.05

0000003586

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00270.00	FP 103032
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REAL ESTATE TRANSFER TAX	00135.00	FP 103034
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COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY -9.05
REVENUE STAMP
COUNTY TAX

0000003657

STATE TAX

EXHIBIT " A "

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

UNIT 303 IN THE PARK WELLINGTON AT GEIMER'S GROVE-BUILDING II CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: 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

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.

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-6 AND INDOOR STORAGE SPACE S-6 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 2004 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.

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 #303

PERMANENT INDEX NUMBER(S):

03-08-214-029-1013