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**Property Address:** 

5036 W. Pensacola Ave., Unit 403

Chicago, Illinois 60641

TRUSTEE'S DEED (Individual)

Doc#: 0514641055 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 05/26/2005 11:08 AM Pg: 1 of 3

(SEAL)

This Indenture, made this 20th day of May, 2005,

between Parkway Bank and Trust Company, an Illinois Banking Corporation, as Trustee under the provisions of a deed or oceds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated April 16, 2001 and known as Trust Number 12923, as party of the first part, and STEVEN COREY SOLOMON, 781 Kingsbridge Way, Buffalo Grove, IL 60089 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: 20th day of May, 2005.

Parkway Bank and Trust Company,

as Trust Number 12923

Diane Y. Peszynski

Vice President & Trust Officer

Attest:

David Hyde

Vice President

## **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 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 20th day of May 2005.

Notary Public

"OFFICIAL SEAL"
LUBA KOHN
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 05/22/2008

This instrument was prepared by: Diane Y. Pe zynski
4800 N. Harlem Avenue
Harwood Heights, Illinoi, 60706

MAIL TO: STEVEN CORY SOLOMON 5036 W. Pensacola Ave., Unit 403 Chicago, Illinois 60641

Address of Property 5036 W. Pensacola Ave., Unit 403 Chicago, Illinois 60641 City of Cnicago
Dept. of Revenue
381257

Real Estate Transfer Stamp \$1,770.00

05/25/2005 11:35 Batch 02238 6

COOK COUNTY
REAL ESTATE TRANSFER TAX

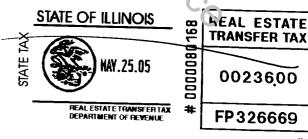
HAY.25.05

REVENUE STAMP

REAL ESTATE TRANSFER TAX

00118,00

FP326670



0514641055D Page: 3 of 3

# **UNOFFICIAL COPY**

### EXHIBIT A LEGAL DESCRIPTION

# PENSACOLA PLACE CONDOMINIUMS 5036 WEST PENSACOLA AVENUE CHICAGO, ILLINOIS 60641

### PARCEL 1:

UNIT 403 IN THE PENSACOLA PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

PART OF LOTS 12, 13, 14, 15, 16, 17, 18 AND 19 IN GARDNER'S 7TH ADDITION TO MONTROSE, A RESUBD'. (IS ON OF LOTS 1 TO 12, INCLUSIVE (EXCEPT THE SOUTH 33 FEET OF LOTS 11 AND 12 TAKEN FOR STREET), IN BLOCK 3 IN H. L. LEWIS'S ADDITION TO MONTROSE, A SUBDIVISION OF THE NORTH 1/8 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARACION OF CONDOMINIUM RECORDED AS DOCUMENT 0500519089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-26, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT NO. 0500519089.

COMMON STREET ADDRESS:

5036 WEST PENSACOLA AVENUE

**UNIT 403** 

CHICAGO, ILLI VOIS 60641

### PERMANENT REAL ESTATE INDEX NUMBERS:

13-16-401-002-0000; 13-16-401-003-0000; 13-16-401-004-6000; 13-16-401-005-0000; 13-16-401-006-0000; AND 13-16-401-007-0000

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

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP DATED DECEMBER 28, 2004 AND RECORDED WITH THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY ON JANUARY 5, 2005 AS DOCUMENT NO. 0500519089, AS AMENDED FROM TIME TO TIME; (B) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN AND SET FORTH BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED DECEMBER 28, 2004 AND RECORDED WITH THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY ON JANUARY 5, 2005 AS DOCUMENT NO. 0500519088; (C) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (D) ZONING AND BUILDING LAWS OR ORDINANCES; (E) UTILITY EASEMENTS OF RECORD, PROVIDED THE SUBJECT UNIT DOES NOT ENCROACH UPON THEM; (F) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; AND (G) ACTS OF GRANTEE.