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COOK COUNTY, ILLINOIS
FILED FOR RECORD

25 043 413

JUL 10 '79 1 53 PM

Richard R. Olson
RECORDER OF DEEDS

#25043413

(the above space for Recorder's use only)

TIFFANY CONDOMINIUM TRUSTEE'S DEED

PIONEER BANK & TRUST COMPANY, a banking corporation of Illinois, duly authorized under the laws of the State of Illinois to accept and execute trusts, not personally, but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated August 29, 1978, and known as Trust Number 18699 ("Grantor"), in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, in hand paid, does hereby GRANT, SELL, AND CONVEY unto

VERNA D. BEAZIAN, a widow and not since remarried

12.00

("Grantee") and Grantee's successors and assigns, the real estate situate in the Village of Skokie, County of Cook, and State of Illinois, legally described on Exhibit "A" hereto attached, and incorporated by reference herein.

Grantor also hereby grants to Grantee and Grantee's successors and assigns, all rights and easements appurtenant to the real estate hereby so conveyed as may be set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions and Covenants now of record pertaining to the real estate.

This conveyance is expressly made subject to the following:

- (1) General real estate taxes for 1976 (2nd installment only) and for subsequent years;
- (2) Zoning and building laws and/or ordinances;
- (3) The Condominium Property Act of Illinois;
- (4) Covenants, conditions and restrictions of record;
- (5) Party wall rights and agreements, if any;
- (6) Installments due, after the date hereof of assessments made by the Tiffany Homeowners' Association described in and as set forth in said Declaration;
- (7) The terms, provisions, restrictions, easements and obligations contained in said Declaration.

The acceptance of this conveyance by the Grantee shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to all of the terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration pursuant thereto.

This Trustee's Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed(s) in trust delivered to said trustee in pursuance of the above-mentioned Trust Agreement. It is expressly understood and agreed by the Grantee, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings and agreements herein made on the part of the trustee are nevertheless each and every one of them made and intended not as personal representations, covenants,

COOK CO. NO. 016
MAY 3 9 8

1978
REVENUE

STATE OF ILLINOIS
DEPT. OF REVENUE
64.00

Clerk's Office

25 043 413

[Handwritten signature]

undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Pioneer Bank & Trust Company, or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any representations, covenants, undertakings, or agreements of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released. It is understood and agreed by the parties hereto, anything to the contrary notwithstanding, that the Trustee will act only on the direction of the beneficiaries.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested by its Assistant Secretary this 5th day of October, 1978.



PIONEER BANK & TRUST COMPANY,
a Corporation of Illinois, as Trustee
as aforesaid, and not individually

By John P. Dunne
Vice President

ATTEST:

Elene S. Herkimer
Assistant Secretary

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 JOHN P. DUNNE, Vice President of Pioneer Bank & Trust Company, and ELENE S. HERKIMER, Asst. Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Asst. Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Asst. Secretary then and there acknowledged that (he) (she), as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as (his) (her) own free and voluntary act and as the free and voluntary act

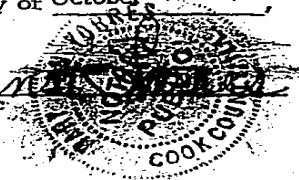
25 043 413

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of said bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of October, 1978.

Mary Ann
Notary Public



My Commission expires: 10/28/1981

ADDRESS OF PROPERTY AND GRANTEE

5019 Mulford Street, Unit 301

Skokie, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Mrs. Verna D. Bezazian
(Name)

5019 Mulford Street, Unit 301

Skokie, Illinois 60076
(Address)

This document prepared by:

Lawrence D. Swidler
Attorney at Law
180 North La Salle Street
Chicago, Illinois 60601
(312) 346-6544

BOX 533

MAIL TO

(Mrs. Verna D. Bezazian
((Name)
(5019 Mulford Street, Unit 301
((Address)
(Skokie, Illinois 60076
((City, State and Zip Code)

[Handwritten Signature]

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EXHIBIT "A"

UNIT NO. 301 as delineated on survey of the following described parcel of real estate (hereinafter referred to collectively as "Parcel"):

Lots 1 to 6 and Lot 7 (Except that part of Lot 7 lying South of a line running from the Northwest corner of said Lot 7 to a point on the East line of said Lot 7 which is 59.0 feet North, measured along said East line of the Southeast corner of said Lot 7) in Block 4 in Niles Center Terrace, a Sub-division of the Northeast 1/4 of Section 28, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

which survey (hereinafter called "Survey") is attached as Exhibit "A" to that certain instrument captioned Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Tiffany South Condominium Development and By-Laws of Tiffany South Homeowners' Association, a Not For Profit Corporation (hereinafter called "Declaration") dated May 21, 1977, made by Pioneer Bank & Trust Company, a Corporation of Illinois, not personally, but as Trustee UTA dated August 29, 1973, AKA Trust Number 18699, and which Declaration was recorded on October 24, 1977, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24160470; together with an undivided 4.21 percent interest in the Parcel (excepting from the Parcel all of the property and space comprising all Units as defined and set forth in the Declaration and Survey).

25 043 415

Handwritten signature or initials in black ink, located in the bottom right corner of the page.

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ILLINOIS DEPARTMENT OF LOCAL GOVERNMENT AFFAIRS
Office of Financial Affairs

BEFORE RECORDING THIS INSTRUMENT, THE RECORDER SHALL EXAMINE THE ORIGINAL INSTRUMENT TO BE RECORDED TO DETERMINE IF IT IS A VALID INSTRUMENT AND IF IT IS SUBJECT TO ANY OTHER INSTRUMENTS WHICH MAY AFFECT THE RIGHTS OF THE PARTIES TO THIS INSTRUMENT.

THE RECORDER'S EXAMINATION IS LIMITED TO THE INSTRUMENTS WHICH ARE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.

LEGAL DESCRIPTION: Sub. 28 Trac. 41 Range 13
(Use additional sheet, if necessary)

See Exhibit "A" Attached

25 043 413

COOK (101)

JUL 10 1978

Received By: _____
For Recorder's Use Only

10-28-220-020-0000
10-28-220-021-0000
10-28-220-022-0000
10-28-220-023-0000
10-28-220-024-0000
10-28-220-030-0000

Permanent Real Estate Index No. _____ Date of Deed 10/5/78 Type of Deed Trustee's

Address of Property 5019 Mulford Avenue
Street or Rural Route

SKOKIE
City or Village

COOK NILES
Township

The following questions must be answered:

1. Yes No
Is this transfer between relatives or related corporations? Relationship _____
2. Yes No
Is this a compulsory transaction? (in lieu of Forfeiture, Court Order, Divorce, Condemnation, Probate, Etc.)
3. Yes No
Is this in fulfillment of a contract for deed?
4. Yes No
Does buyer hold title to adjacent properties?

This space for reflecting any special facts or circumstances in showing this transaction. (Use additional sheet, if necessary.)

-Check property usage-

Residence X
Apartment (6 units or less, owner occupied)
Commercial Apartment (over 6 units)
Farm
Store, office, commercial
Factory
Other (explain) _____
Vacant Land

Full actual consideration \$ 63,900.00
Less amount of personal property included in purchase \$ -0-
Net consideration for real estate \$ 63,900.00
Less amount of mortgage to which the transferred real estate remains subject \$ -0-
Net taxable consideration to be covered by stamps \$ 63,900.00
Amount of tax stamps (50¢ per \$200 or part thereof of taxable consideration) \$ 64.00

We hereby declare the full actual consideration and above facts contained in this transaction to be true and correct.

Pioneer Bank & Trust Company, Trust No. 18699 400 West North Avenue, Chicago, Illinois

Name and Address of Seller (Please Print) _____ Street or Rural Route _____ City _____

Signature: Jayne A. Friedman, agent
Seller or Agent

Name and Address of Buyer (Please Print) Verna D. Bezazian, 5019 Mulford Avenue, Unit 301, Skokie, Illinois 60076
Street or Rural Route _____ City _____

Signature: Verna D. Bezazian
Buyer or Agent

Use space below for tax mailing address, if different from above.

Name _____ Street or Rural Route _____ City _____

OFAR03 (R-2/75)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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END OF RECORDED DOCUMENT