

TRUSTEE'S DEED  
(Joint tenancy form)

UNOFFICIAL COPY 89277799

Form T-14

The above space for recorder's use only DEPT-01 113.25  
#4444 TRON 03/19/89 14:21:00  
#839 # D \* 87-277799  
1000R COUNTY RECORDER

THIS INDENTURE, made this 6th day of April, 1988, by and 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 the 3rd day of March, 1988, and known as Trust Number 8718, party of the first part, and GREG TALENT and

CATHERINE VENTRICELLI  
700 Salem Drive, #321 Hoffman Estates, IL.

not as tenants in common, but as joints tenants, part 1st of the second part.

89277799

WITNESSETH, that said party of the first part, in consideration of the sum of

TEN AND NO/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joiny tenants, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

Property address: 620-G2 Mallard Court, Bartlett, Illinois 60103  
Unit 32-B-2-2 89277799

SUBJECT TO: Recorded Easements and 1988 taxes and subsequent years.

PIN# 35-400-0488

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said part 1st of the second part forever, not in tenancy in common, but in joint tenancy.

This 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 or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to three presents by its Senior Vice-President - Trust Officer and attested by its Assistant Vice President - Asst. Trust Officer, the day and year first above written.

PARKWAY BANK AND TRUST COMPANY  
as Trustee as aforesaid,

300 MAIL  
[Signature] Vice-President - Trust Officer  
[Signature] Assistant Vice-President - Asst. Trust Officer

STATE OF ILLINOIS } ss.  
COUNTY OF COOK }

the undersigned

A Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY, that

Asst. Robanno DuPass  
Vice President - Trust Officer of PARKWAY BANK AND TRUST COMPANY, and  
Rosemary Galluzzo

Assistant Vice-President and Asst. Trust Officer of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Sr. Vice-President - Trust Officer and Assistant Vice-President and Asst. Trust Officer 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 Corporation, for the uses and purposes therein set forth; and the said Assistant Vice-President and Asst. Trust Officer, did also then and there acknowledge that he, as representing the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

OFFICIAL SEAL  
GLORIA WIELGOS

NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. AUG 25, 1991

(Given under my hand and Notarial Seal) this 6th day of April, 1989

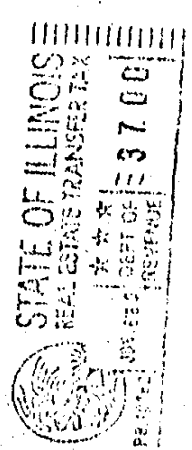
[Signature] Notary Public

BRUCE CIURA  
3342 N. HARLEM AVENUE  
CHICAGO, ILLINOIS 60634

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

Unit 32-B-2-2  
620-G2 Mallard Court  
Bartlett, IL. 60103

D  
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INSTRUCTIONS



This instrument prepared by:  
GLORIA WIELGOS  
PARKWAY BANK & TRUST COMPANY  
4800 N. Harlem Avenue  
Harwood Heights, IL 60556

LAND TITLE COMPANY Neke  
XC 80443-82  
74408-77

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89277288

Cook County  
 REAL ESTATE TRANSACTION TAX  
 1 1 2 1 6  
 37.50

Property of Cook County Clerk's Office

89277288

Legal Description

HEARTWOOD FARMS

Parcel 1:

Unit 32-B-2-2 in Heartwood Farms Condominium, Phase II, as delineated on the Survey of certain lots in Heartwood Farms Subdivision, Unit 3, being a planned unit development in the Southeast 1/4 of Section 35, Township 42 North, Range 9 East of the Third Principal Meridian in Cook County, Illinois which survey is attached as Exhibit "B" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 88461155, together with its undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration.

Parcel 2:

The exclusive right to the use of Garage Space G32-B-2-2, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document 88461155.

Parcel 3:

Assessment appurtenant to and for the benefit of Parcel 1 XXXXX as set forth and established by the Declaration of Covenants, Conditions and Restrictions for Heartwood Farms Condominium Umbrella Association recorded December 11, 1981 as Document 26083806, as amended from time to time, for ingress and egress.

Grantor also hereby grants to the grantee, its successors and assigns, all rights and assessments appurtenant to the above described real estate, the rights and assessments for the benefit of said property set forth in the Declaration of Condominium aforesaid, and grantor reserves to itself, its successors and assigns, the rights and assessments 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.

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