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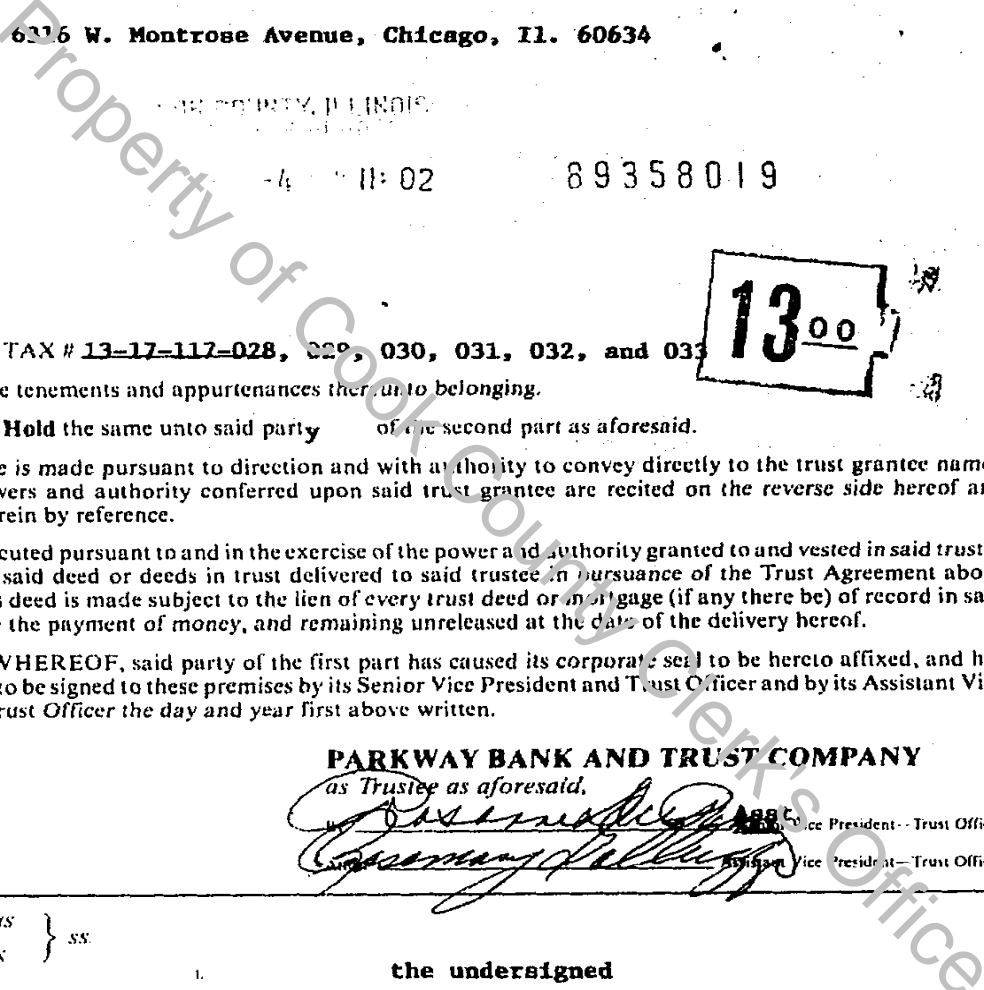
THIS INDENTURE MADE THIS 22nd day of July, 1989, between PARKWAY BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 13 day of February, 1986, and known as a Trust Number 7642, party of the first part, and AMERICAN NATIONAL BANK AND TRUST COMPANY, as Trustee under the provisions of a Trust Agreement dated the 5th day of July, 1989, and known as Trust Number 108591-06

33 N. LaSalle Street, Chicago, Illinois 60602

WITNESSETH, that the said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

Unit 302W - 6316 W. Montrose Avenue, Chicago, Il. 60634



11:02

89358019

13.00 stamp

PERMANENT TAX # 13-17-117-028, 029, 030, 031, 032, and 033

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part as aforesaid.

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The powers and authority conferred upon said trust grantee are recited on the reverse side hereof and incorporated herein by reference.

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 to secure the payment of money, and remaining unreleased 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 these premises by its Senior Vice President and Trust Officer and by its Assistant Vice President and Trust Officer the day and year first above written.

PARKWAY BANK AND TRUST COMPANY

as Trustee as aforesaid.

Signatures of Rosanne DuPass and Rosemary Galluzzo, Vice Presidents - Trust Officers

STATE OF ILLINOIS }
COUNTY OF COOK }

the undersigned

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

Rosanne DuPass, Asst. Vice-President - Trust Officer of PARKWAY BANK AND TRUST COMPANY, and Rosemary Galluzzo, Asst. Vice-President and 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 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 Trust Officer, did also then and there acknowledge that he, as custodian of 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 22nd day of July, 1989

Signature of Gloria Wielgos, Notary Public

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE AUG-4-89 4.2.25

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE AUG-4-89 632.75

DELIVERY INSTRUCTIONS: NAME LLOYD GUSSIS, STREET 2520 N. LINCOLN, CITY CHICAGO, ILL. 60614, OR RECORDER'S OFFICE BOX NUMBER BOX 333 - GG

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY Unit 302-W - 6316 W. Montrose Avenue Chicago, Il. 60634

THIS INSTRUMENT WAS PREPARED BY: Gloria Wielgos PARKWAY BANK AND TRUST COMPANY 4800 N. Harlem Avenue, Harwood Heights, Il. 60636

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# UNOFFICIAL COPY

To have and to hold the said premises, with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time hereafter to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount or present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or to be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (A) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (B) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (C) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (D) if the conveyance is made to a successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest legal or equitable in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words 'in trust', or 'upon condition' or 'with limitations' or words of similar import, in accordance with the statute in such cases made and provided.

County Clerk's Office

89358019

# UNOFFICIAL COPY

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## PARCEL 1:

UNIT No 302 W in MONTROSE MANOR CONDOMINIUM as Delineated on a Survey of the following described real estate:

Lots 13 to 19 both inclusive, in Block 7 in Oliver L. Watson's Montrose Boulevard Addition, being a subdivision of the South 40 acres of the North West 1/4 of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 89448873, together with its undivided percentage interest in the common elements in Cook County, Illinois.

## PARCEL 2:

The exclusive right to the use of parking space 25 limited common elements, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 83448873.

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, aforesaid, 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 Deed is subject to real estate taxes for the year 1988 and subsequent years and to all easements of record.

Permanent Index Numbers: 13-17-117-028, 029, 030, 031, 032 and 033

Property Address: 6300-16 W. Montrose Avenue,  
Chicago, Illinois 60634

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