

The above space for recorder's use only

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THIS INDENTURE MADE THIS 13 day of October, 19 92, 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 6th day of June, 19 92, and known as a Trust Number 10345, party of the first part, and LA SALLE NATIONAL TRUST, N. A. as Trustee under the provisions of a Trust Agreement dated the 13 day of October, 19 92, and known as Trust Number 117441, 135 S. LaSalle, Chicago, Illinois 60603

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:

MERRIMAC SQUARE CONDOMINIUM I

UNIT NO. 602 - 6540 W. Irving Park Road, Chicago, Illinois 60634

DEPT-01 RECORDING \$25.50
 T34444 TRAN 0477 11/03/92 10:59:00
 COOK COUNTY RECORDER

Cook County
 REAL ESTATE TRANSACTION TAX
 59.75

PERMANENT TAX# 13-18-409-019-0000 & 13-18-409-022-0000

together with the tenements and appearances thereon or belonging.

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

92817237

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, any mechanic lien, any and all other liens, notices or claims of record and any and all other statutory lien rights duly perfected (if any there be) in said county given 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 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.

By [Signature] Asst. Vice President - Trust Officer
 Attest [Signature] Assistant Vice President - Trust Officer

STATE OF ILLINOIS }
COUNTY OF COOK }

the undersigned

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

Asst. Vice-President Trust Officer of PARKWAY BANK AND TRUST COMPANY, and
 JoAnn Kubinski
 Assistant Vice-President Trust Officer of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such by Vice-President Trust Officer and Assistant Vice-President 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 Trust Officer, in and to whom these presents were delivered, did affix the said corporate seal of said Corporation, and did affix the said corporate seal of 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 Expires 08/25/93

13 day of October, 19 92
[Signature]
 Notary Public

Document Number

DELIVER INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

NAME: Atty. C. Dean Matsas
 STREET: 5017 W. Cermak Rd.
 CITY: Cicero, IL 60650

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY

Unit 602 - 6540 W. Irving Park Rd.
 Chicago, Il. 60634

THIS INSTRUMENT WAS PREPARED BY: Gloria Wielgos
 PARKWAY BANK AND TRUST COMPANY
 4800 N. Harlem Avenue, Harwood Heights, IL 60656

[Signature]

UNOFFICIAL COPY

Property of Cook County

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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 subdivide said property as often as desired, to convey said premises to a successor or successors in trust, to convey either with or without consideration, to grant such successor or successors in trust, 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 present or future, 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 hereof 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 and options to purchase 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 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 to be obligated 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 hereof 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, 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.

PROPERTY ADDRESS: 6540 W. IRVING PARK ROAD, CHICAGO, ILLINOIS 60634

PERMANENT INDEX NUMBERS: 13-18-409-019-0000; 13-18-409-022-0000

THIS DEED IS SUBJECT TO PLANNED DEVELOPMENT NO. 441 AS AMENDED AND APPROVED BY THE CITY OF CHICAGO AND THE SELLER, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS RESERVES THE RIGHT TO FURTHER AMEND PLANNED DEVELOPMENT NO. 441, PROVIDED THAT NO SUCH AMENDMENT SHALL EFFECT THE OWNERSHIP OF THE UNIT CONVEYED OR THE PERCENTAGE INTEREST OF THE BUYER IN THE COMMON ELEMENTS OF THE CONDOMINIUM DEVELOPMENT.

THIS DEED IS SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 1991 AND SUBSEQUENT YEARS AND TO ALL EASEMENTS OF RECORD.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND SITUATED AT LENGTH HEREIN.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTEE RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-42 AND STORAGE SPACE NO. S-42, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 92607114.

PARCEL 3: 92817237

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON LAND, AS SET FORTH BELOW, AND FURTHER DETAILED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

PARCEL 2:

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NUMBER 92607114 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

LOT 2 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE P.U.D., BEING A SUBDIVISION IN THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

UNIT NO. 602 IN MERRIMAC SQUARE CONDOMINIUM 1 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

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