

TRUSTEE'S DEED
(Joint tenancy form)

UNOFFICIAL COPY

92817239

Form 7-14

The above space for recorder's use only

THIS INDENTURE, made this 16th day of October, 1992, 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 5 day of November, 1991, and known as Trust Number 10176, party of the first part, and HAROLD GERAKARIS AND HELEN GERAKARIS AND ANDY GERAKARIS
2825 N. Lowell, Chicago, Illinois 60641

not as tenants in common, but as joint tenants, parties of the second part.

DEPT-D1 RECORDING

734444 TRAN 0497 11/03/92 10:58:00

45929 + 92-8 17239

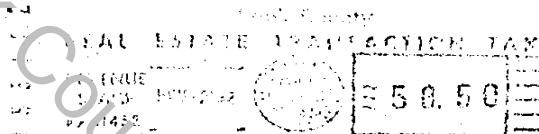
WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100— (\$10.00) — dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, all interest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

MERRIMAC SQUARE CONDOMINIUM II

UNIT 510, 6526 W. Irving Park Road, Chicago, Illinois 60634

ART HEREOF.

92817239



together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said parties 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, 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 unexecuted at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto 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 *Diane Y. Peszynski* Asst.
Senior Vice-President -- Trust Officer
Attest *John R. Kornshak* Asst.
Vice-President -- Trust Officer

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

Asst.

Senior Vice-President -- Trust Officer of PARKWAY BANK AND TRUST COMPANY, and

JoAnn KUBINSKI

Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY, that
Diane Y. Peszynski
and JoAnn KUBINSKI, Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY, that
XENIA M. KORNSHAK, 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. I also acknowledge that the said XENIA M. KORNSHAK, Asst. 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 the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

"OFFICIAL"
GLORIA V. KORNSHAK my hand and Notarial Seal this 19 day of October, 1992
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/25/93

Notary Public

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit 510 - 6526 W. Irving Park Rd.

Chicago, Illinois 60634

This instrument prepared
PARKWAY BANK & TRUST COMPANY
4800 N. Harrison Avenue
Hawthorne Heights, IL 60656

Document Number

NAME
D STREET
E CITY
L
I
V
E
R
Y
INSTRUCTIONS

Kornshak & Beaulieu
5339 W. Belmont Ave.
Chicago, Illinois 60641

GR

6 2 8 1 0 3

[Signature]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

6

92847239

PERMANENT INDEX NUMBER: 13-18-409-022-0000
PROPERTY ADDRESS: 6526 W. IRVING PARK ROAD,
CHICAGO, ILLINOIS 60634
THIS DEED IS SUBJECT TO PLANNED DEVELOPMENT NO. 441 AS AMENDED AND
APPROVED BY THE CITY OF CHICAGO AND THE SELLER, FOR ITSELF, ITS
SUCCESSIONS AND ASSIGNS RESERVES THE RIGHT TO FURTHER AMEND PLANNED
DEVELOPMENT NO. 441, PROVIDED THAT NO SUCH AMENDMENT SHALL EFFECT THE
IN THE COMMON ELEMENTS OF THE CONDOMINIUM DEVELOPMENT.
THIS DEED IS SUBJECT TO SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 1992 AND
SUBSEQUENT YEARS AND TO ALL EASEMENTS OF RECORD.
THIS DEED IS SUBJECT TO SAID DECLARATION WHERE RECORDED AND STIPULATED AT LENGTH
HEREIN.
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 RECORDED AND STIPULATED AT LENGTH
HEREIN.
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE ITS SUCCESSIONS AND ASSIGNS,
AS RIGHTS AND EASEMENTS APPERTAINANT TO THE SUBJECT UNIT DESCRIBED
IN THE BENEFIT OF CONDOMINIUM; AND GRANTOR RESERVES TO SET FORTH
IN THE RIGHTS AND EASEMENTS APPERTAINANT TO THE SUBJECT UNIT DESCRIBED
IN THE BENEFIT OF CONDOMINIUM FOR THE REMAINING LAND DESCRIBED THEREIN.
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE ITS SUCCESSIONS AND ASSIGNS,
AS RIGHTS AND EASEMENTS APPERTAINANT TO THE SUBJECT UNIT DESCRIBED
IN THE BENEFIT OF CONDOMINIUM FOR THE REMAINING LAND DESCRIBED THEREIN.
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 RECORDED AND STIPULATED AT LENGTH
HEREIN.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-40 AND STORAGE
SPACE NO. S-40, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY
ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER
92718642.

PARCEL 3:

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM
MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED
NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND RECORDED IN THE
OFFICE OF THE RECORDER OF COOK COUNTY AS DOCUMENT NUMBER 92607113, FOR
PURCHASED DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR
DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CRESTED BY
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 10176 AND PARKWAY BANK AND
TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991
DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND
AS RIGHTS AND EASEMENTS APPERTAINANT TO THE SUBJECT UNIT DESCRIBED
IN THE BENEFIT OF CONDOMINIUM FOR THE REMAINING LAND DESCRIBED THEREIN.
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE ITS SUCCESSIONS AND ASSIGNS,
AS RIGHTS AND EASEMENTS APPERTAINANT TO THE SUBJECT UNIT DESCRIBED
IN THE BENEFIT OF CONDOMINIUM FOR THE REMAINING LAND DESCRIBED THEREIN.
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 RECORDED AND STIPULATED AT LENGTH
HEREIN.

PARCEL 2

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM
MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED
NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND RECORDED IN THE
OFFICE OF THE RECORDER OF COOK COUNTY AS DOCUMENT NUMBER 92607113, FOR
PURCHASED DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR
DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CRESTED BY
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 10176 AND PARKWAY BANK AND
TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991
DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND
AS RIGHTS AND EASEMENTS APPERTAINANT TO THE SUBJECT UNIT DESCRIBED
IN THE BENEFIT OF CONDOMINIUM FOR THE REMAINING LAND DESCRIBED THEREIN.
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE ITS SUCCESSIONS AND ASSIGNS,
AS RIGHTS AND EASEMENTS APPERTAINANT TO THE SUBJECT UNIT DESCRIBED
IN THE BENEFIT OF CONDOMINIUM FOR THE REMAINING LAND DESCRIBED THEREIN.
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 RECORDED AND STIPULATED AT LENGTH
HEREIN.

PARCEL 1:

UNIT NO. 510 IN MERRIMAC SQUARE CONDOMINIUM II AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCIBBED REAL ESTATE:
LOT 3 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE P.U.D.,
BEING A SUBDIVISION IN THE ERACTONAL SOUTHEAST 1/4 OF
SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
(EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL
THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND
THE OFFICE OF THE RECORDER OF COOK COUNTY AS DOCUMENT NUMBER
92718642 TOGETHER WITH ITS UNDIVIDED FRACTION INTEREST IN SAID PARCEL
MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED
NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND RECORDED IN THE
OFFICE OF THE RECORDER OF COOK COUNTY AS DOCUMENT NUMBER 92607113, FOR
PURCHASED DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR
DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CRESTED BY
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 10176 AND PARKWAY BANK AND
TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991
DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND
AS RIGHTS AND EASEMENTS APPERTAINANT TO THE SUBJECT UNIT DESCRIBED
IN THE BENEFIT OF CONDOMINIUM FOR THE REMAINING LAND DESCRIBED THEREIN.
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE ITS SUCCESSIONS AND ASSIGNS,
AS RIGHTS AND EASEMENTS APPERTAINANT TO THE SUBJECT UNIT DESCRIBED
IN THE BENEFIT OF CONDOMINIUM FOR THE REMAINING LAND DESCRIBED THEREIN.
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 RECORDED AND STIPULATED AT LENGTH
HEREIN.

UNOFFICIAL COPY

Property of Cook County Clerk's Office