

92860191

Form T-14

The above space for recorder's use only

10001
N 921388

THIS INDENTURE, made this 3 day of November, 19 92, 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 9th day of June, 19 92, and known as Trust Number 10345, party of the first part, and IRENE BEDZIS----- 915 N. Leavitt, Chicago, Illinois 60622

party of the second part.

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 party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

MERRIMAC SQUARE CONDOMINIUM I
UNIT NO. 308 - 6540 W. Irving Park Road, Chicago, Illinois 60634

PART HEREOF.



together with the tenements and appurtenances thereunto belonging.

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

92860191

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

[Signatures]
Asst. Trust Officer
Asst. 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

Diane Y. Paszynski
Asst. Vice President - Trust Officer of PARKWAY BANK AND TRUST COMPANY, and
JoAnn Kubinski

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 by the Vice President - Trust Officer and Assistant Vice President and who have personally appeared before me this day in person and acknowledged that they signed and delivered the said instrument as the free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein expressed and the said Assistant Vice President and Asst. Trust Officer, did also then and there acknowledge that he, as the free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

"OFFICIAL"
GLORIA WIELGOS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/25/95

and Notary Seal this 5th day of November, 19 92.

[Signature]
Notary Public

This instrument prepared by:
Gloria Wielgos
PARKWAY BANK & TRUST COMPANY
4000 N. Harlem Avenue
Harwood Heights, IL 60656
Document Number

NAME
STREET
CITY
INSTRUCTIONS

Atty. Julian E. Kulas
2329 W. Chicago Ave.
Chicago, IL 60622-4723

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE:

Unit 308 - 6540 W. Irving Park Road
Chicago, IL 60634

2330
[Handwritten mark]

UNOFFICIAL COPY

PARCEL 1:

UNIT NO. 308 IN MERRIMAC SQUARE CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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,

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.

PARCEL 2:

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 DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED 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 10345, PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10376 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

92860191

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-18 AND STORAGE SPACE NO. S-18, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 92607114.

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 GRANTOR 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.

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 STIPULATED AT LENGTH HEREIN.

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 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.

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

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT. OF RECORDS
17022 1000 001 11/17/00 11:11:00
4017 4 1000 001 11/17/00
COOK COUNTY RECORDER