

52380343

Form T 14

The above space for recorder's use only

THIS INDENTURE, made this 22nd day of May, 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 1st day of January, 1990, and known as Trust Number 9510, party of the first part, and PHYLLIS COLEMAN, Married to JOHN A. COLEMAN, as to an Undivided 1/2 interest; CARMEN GURRIERI AND MARIE GURRIERI, his wife as to an undivided 1/2 interest in Joint Tenancy. 7768 W. Windsor, Norridge, Illinois 60656

part IES 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 part ies 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 235 - 7400 W. Lawrence Ave. Harwood Heights, Illinois. 60656.

SUBJECT TO: SEE DESCRIPTION ATTACHED.

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together with the tenements and appurtenances thereunto belonging.

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

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 signified 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.

Rosanne DuPass
Asst. Trust Officer
JoAnn Kubinski
Asst. Trust Officer

STATE OF ILLINOIS }
COUNTY OF COOK } SS

the undersigned

A Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY that
Rosanne DuPass
XXXXX Vice President -- Trust Officer of PARKWAY BANK AND TRUST COMPANY and
JoAnn Kubinski

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

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 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 Sr. Vice President -- Trust Officer and the said Asst. Trust Officer did also then and there acknowledge that he as a Vice President of said Corporation, did affix the said corporate seal of said Corporation to said instrument as a voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Gloria Wielgos
Notary Public

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUN 1 -92
138.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
STAMP
JUN 1 -92
69.00

This instrument prepared by:
GLORIA WIELGOS
PARKWAY BANK AND TRUST COMPANY
4835 N. Halsted Avenue
Harwood Heights, IL 60656

72 982427 / 88954 BM 142

NAME RONALD F. NEVILLE
STREET WALTER H. NEVILLE, PAPPAS & MATHENY
CITY 221 N. LA SALLE ST # 2100
INSTRUCTIONS Chicago, ILLINOIS 60601

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit 235 - 7400 W. Lawrence
Harwood Heights, IL. 60656

BOX 333

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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Parcel 1:

Unit Number 235 in the Courtyard of Harwood Heights Condominium as delineated on a Survey of the following described real estate: The West 300 feet of the East 333.03 feet (measured along the South line) of that part of the South 18.61 Acres of the East 31.86 Acres of the West 1/2 of the Southeast 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian, which lies North of the South 50 feet thereof (measured at right angles to the South line) and South of the Center Line, extended East of the alley in Block 10, in Oliver Salinger and Co.'s Lawrence Avenue Manor, being a Subdivision of Lot 3, in Circuit Court Partition of the East 1/2 of the Southeast 1/4 and part of the West 1/2 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 92002357, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Limited Common Elements known as Garage Space G 144 and Storage Space S 235, as delineated on the Survey attached to the Declaration aforesaid recorded as Document 92002357.

P.I.N. 12-12-423-020

COMMONLY KNOWN AS: 7400 W Lawrence, Harwood Heights, Illinois 60656, Unit 235.

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.

SUBJECT TO: General real estate taxes and special assessments not due and payable at the time of closing; applicable zoning and building laws and ordinances and other ordinances of record; the Condominium documents, including all amendments and exhibits thereto, and all of the covenants, conditions, easements and restrictions set forth therein; covenants, conditions, restrictions, building lines and other matters of record filed in the office of the Recorder of Deeds of Cook County, Illinois; utility easements; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; leases, licenses and easements relating to landscaping, maintenance, repair, snow removal, storm water retention, refuse or other services to, for or on the property or otherwise affecting the Common Elements; Terms and provisions of the Illinois Condominium Property Act.

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