

(In Trust)

93446611

The above space for recording use only

THIS INDENTURE MADE THIS 8 day of April, 1993, 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 27 day of September, 1991, and known as a Trust Number 10141, party of the first part, and AUSTIN BANK OF CHICAGO provisions of a Trust Agreement dated the 2 day of April, 1993, and known as Trust Number 6961, as Trustee under the

5645 W. Lake Street, Chicago, Il. 60644

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:

Unit 301 - 7410 W. North Avenue, Elmwood Park, Il. 60635

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

DEPT-01 RECORDING \$25.50  
T86666 TRAM 4770 06/11/93 15:08:00  
01976 0 0-93-446611  
COOK COUNTY RECORDER

SUBJECT TO: SEE ATTACHED.

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PERMANENT TAX # 12-36-427-040

together with the tenements and appurtenances thereto 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, 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.

*[Signature]* Asst. Vice President - Trust Officer  
*[Signature]* Asst. Trust Officer

STATE OF ILLINOIS }  
COUNTY OF COOK } ss

the undersigned

A Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that  
Asst. *[Signature]* Asst. Vice President - Trust Officer of PARKWAY BANK AND TRUST COMPANY and  
Jo Ann Kubinski

Assistant ~~Trust Officer~~ Trust Officer of said Corporation, personally known to me to be the same person whose names are subscribed to the foregoing instrument as each 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 true and lawful act of said Corporation. In the presence of the undersigned, the said Assistant Vice President and Trust Officer, and I, as a witness, have signed this certificate of the corporate seal of said Corporation, and affix the said corporate seal of said Corporation to these presents as their own free and voluntary act and as the free and voluntary act of said Corporation. For the uses and purposes herein set forth.

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

12 day of April, 1993  
*[Signature]*  
Notary Public

MAIL TO DELIVERY

ROSE G. SALEND  
7410 W. NORTH AVE UNIT 301  
CITY ELMWOOD PARK, IL 60635  
INSTRUCTIONS OR  
RECORDERS OFFICE BOX NUMBER

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY  
Unit 301 - 7410 W. North Avenue  
Elmwood Park, Il. 60635

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

Elmwood Park  
Notary Seal  
Transfer Stamp  
6/11/93

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Document Number

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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 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, as 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.

1993 JUN 17 10 09 AM  
REGISTRAR OF TITLES  
ALBERTA  
REAL ESTATE  
REGISTRATION  
SECTION 17

1793F636

County Clerk's Office

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 301 IN THE REGENCY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 18, 19 & 20 IN BLOCK 8 IN FOREST VIEW GARDENS, BEING A SUBDIVISION OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 27, 1991 AND KNOWN AS TRUST NUMBER 10141 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 27, 1992 AS DOCUMENT NO. 92549821 TOGETHER WITH UNDIVIDED 3.58 PERCENT INTEREST IN SAID PARCEL.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE # 7 AND STORAGE SPACE # 3 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92549821.

P.I.N. 12-36-427-040

COMMONLY KNOWN AS UNIT NO. 301, 7410 W. NORTH AVENUE, ELMWOOD PARK, IL 60635

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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