

TRUSTEE'S DEED **UNOFFICIAL COPY**

93590753

Form T-14

The blank space for recorder's use only

COOK
930797

THIS INDENTURE, made this 19 day of July, 19 93, 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 9 day of June, 19 92, and known as Trust Number 10346, party of the first part, and MARK A. BORSKI 4906 N. Kenturcky, Chicago, Il. 60636

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

MERRIMAC SQUARE CONDOMINIUM III
UNIT NO. 306 - 6530 W. Irving Park Rd., Chicago, Il. 60634

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

DEPT-01 RECORDING \$23.50
T#0000 TRAN 2896 07/29/93 12:17:00
#7221 * -93-890753
COOK COUNTY RECORDER

93590753

together with the tenements and appurtenances thereunto belonging.
To Have and to Hold the same unto said part y 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 of mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased as of 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.

This instrument prepared by:
GLORIA WIELGOS
PARKWAY BANK & TRUST COMPANY
4800 N. Harlem Avenue
Harwood Heights, IL 60656

PARKWAY BANK AND TRUST COMPANY
as Trustee as aforesaid,
By John Kuczkowski, Assistant Vice-President
Marcelene J. Kawczynski, Assistant Cashier

STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned

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

ASST. Jo Ann Kubinski
Trust Officer of PARKWAY BANK AND TRUST COMPANY and
Marcelene J. Kawczynski, Asst. Cashier

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"Gloria Wielgos"
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/23/95

to the foregoing instrument as such Sr. Vice-President - Trust Officer and Assistant Vice-President and respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein expressed, and that the said Assistant Vice-President and Asst. Trust Officer, did also then and there acknowledge that he, as the said Assistant Vice-President and Asst. Trust Officer, did affix the said corporate seal of said Corporation to said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 19 day of July, 19 93

Gloria Wielgos
Notary Public

Atty. John Devereux
180 N. LaSalle, Suite 2517
Chicago, IL 60601

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit NO. 306 - 6530 W. Irving Park Rd.

Chicago, Il. 60634

2380

This space for affixing stamp and revenue stamp

93590753

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Property of Cook County Clerk's Office

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PARCEL 1:

UNIT NO. 306 IN MERRIMAC SQUARE CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION OF MERRIMAC SQUARE, A PART OF 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 10346 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NUMBER 93337398 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 THE 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 10176 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-15 AND STORAGE SPACE NO. S-16, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93337398.

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 1992 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 NUMBER: 13-18-409-019-0000 & 13-18-409-022-0000

PROPERTY ADDRESS: 6530 W. IRVING PARK ROAD,
CHICAGO, ILLINOIS 60634

93337398