

UNOFFICIAL COPY

TRUSTEE'S DEED (Joint Tenancy form)

1-TD14

The above space for recorder's use only

93590781

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THIS INDENTURE, made this 25 day of May, 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 ZORA K. PELOZA AND PATRICK J. BROSAN 5150 W. Grace, Chicago, Illinois 60641

not as tenants in common, but as joint tenants, part 1es 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 consideration in hand paid, does hereby grant, sell and convey unto said part 1es 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 III

UNIT NO. 307, 6530 W. Irving Park Road, Chicago, Il. 60634

DEPT-01 RECORDING \$23.50
 T60000 TRAM 2897 07/29/93 12:25:00
 97254 # -93-590781
 COOK COUNTY RECORDER

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

SUBJECT TO: SEE ATTACHED.

93590781

together with the tenants and appurtenances thereunto belonging.

To Have and to Hold the same unto said part 1es 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 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 any trust deed or mortgage, any mechanic lien, any and all other liens, notices or claims of record and any and all other statutory lien right duly perfected (if any there be) in said county given to secure the payment of money, and remaining unsatisfied 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 Vice-President--Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

PARKWAY BANK AND TRUST COMPANY

as Trustee as aforesaid

By *[Signature]* ASST. Vice President--Trust Officer

Attest *[Signature]* Assistant Trust Officer

STATE OF ILLINOIS }
 COUNTY OF COOK } SS

the undersigned

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

Diane Y. Peszynski

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

Jo ANN Kubinski

Assistant Trust Officer of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President--Trust Officer and Assistant 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 of the free and voluntary act of said Corporation, for the uses and purposes therein set forth, and the said Assistant Trust Officer, did also then and there acknowledge that she is the holder of the corporate seal of said Corporation, and affix the said corporate seal of said Corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

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

Given under my hand and Notarial Seal this 27 day of May, 19 93
[Signature]
 Notary Public

MAIL TO
 D NAME Atty. Tom McGrath
 E STREET 205 W. Randolph, Suite 1305
 I CITY Chicago, IL 60606
 V INSTRUCTIONS OR
 E
 R
 Y

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
 Unit 307 - 6530 W. Irving Park Rd.
 Chicago, Il. 60634

THIS INSTRUMENT WAS PREPARED BY: Gloria Wielgos
 PARKWAY BANK AND TRUST COMPANY
 4800 N. Harlem Avenue, Harwood Heights, Il. 60656

The space for affixing return and revenue stamps

93590781

Document Number

[Handwritten initials]

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PARCEL 1:

UNIT NO. 307 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-23 AND STORAGE SPACE NO. S-17, 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

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