

93966743

Form T-14

The above space for recorder's use only

THIS INDENTURE, made this 9th day of November, 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 27th day of September, 19 91, and known as Trust Number 10141, party of the first part, and LAWRENCE M. KRUSZYNSKI

1228 N. Humphrey Avenue, Oak Park, IL 60302

part y of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 (\$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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

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

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 or mortgage (if any) here be) of record 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.

This instrument is signed by: JO ANN KUBINSKI, SENIOR VICE PRESIDENT AND TRUST OFFICER, PARKWAY BANK AND TRUST COMPANY, 4300 N. Halsted Avenue, Harwood Heights, IL 60655

PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid

By: [Signature] Senior Vice-President—Trust Officer [Signature] Assistant Vice-President—Asst. Trust Officer

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 Diane Y. Peszynski, Senior Vice-President—Trust Officer of PARKWAY BANK AND TRUST COMPANY, and Jo Ann Kubinski

Notary Public Seal: "OFFICIAL SEAL" GLOUK WIELG, NOTARY PUBLIC, STATE OF ILLINOIS, My Comm. Expires [blank]

Hand and Notary Seal this 22nd day of November, 19 93. Notary Public [Signature]

NAME [] STREET [] CITY [] INSTRUCTIONS []

L. KRUSZYNSKI, 7410 W. North Ave, # 702, Elmwood Ph. B. 60635

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 7410 W. North Ave., Unit 702, Elmwood Park, IL

Elmwood Park Real Estate Transfer Stamp

This space for affixing sales and revenue stamps

93966743

Document Number

23 SD M

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$23.50
1#0000 TRAN 5163 11/29/93 11:47:00
#8979 # -93-966743
COOK COUNTY RECORDER

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP NOV 29 1993
P.B. 11425

64.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 29 1993
DEPT. OF REVENUE
P.B. 10750

93966743

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 702 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. 9254982, TOGETHER WITH UNDIVIDED 4.44 PERCENT INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # 14 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. 702, 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.

92549821

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