

UNOFFICIAL COPY

TRUSTEE'S DEED  
(Joint Tenancy form)

930660486

Form T-14

The above space for recorder's use only

THIS INDENTURE, made this 18 day of December, 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 27 day of September, 1991, and known as Trust Number 10141, party of the first part, and LOUIS X. MAYZER AND MARIA X. MAYZER, HIS WIFE, TONI X. GERKIN, DOROTHY X. AIELLO 7410 W. North Avenue, Elmwood Park, Il. 60635

not as tenants in common, but as joint tenants, 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, not as tenants in common, but as joint tenants, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

Unit No. 801 in the Regency Condominiums  
Commonly known as Unit NO. 801 7410 W. North Avenue, Elmwood Park, Il. 60635

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

SUBJECT TO: SEE ATTACHED.

930660486

Elmwood Park  
Real Estate  
Transfer Stamp

This space for affixing filers and revenue stamps

930660486

DEPT-01 RECORDING  
146666 TRAN 633 01/25/93 11:48 AM  
40099 \* - 93-060486  
COOK COUNTY RECORDER

together with the tenements and appurtenances thereunto belonging.  
To Have and to Hold the same unto said part ies 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 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 un-released 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,

This instrument prepared by  
GLOBIA WIELGOS  
PARKWAY BANK AND TRUST COMPANY  
7410 W. North Avenue  
Elmwood Park, IL 60635

By [Signature] Asst. Trust Officer  
[Signature] Asst. Trust Officer

STATE OF ILLINOIS }  
COUNTY OF COOK }

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  
JoAnn Kubinski

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

"OFFICIAL SEAL"  
GLOBIA WIELGOS  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 08/20/95

done under my hand and Notarial Seal this 22 day of December, 19 92  
[Signature]  
Notary Public

NAME: CAROLYN S. ROSCICH  
To STREET: 238 S. WASHINGTON  
CITY: NAPERVILLE, IL 60540

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
Unit 801 - 7410 W. North Avenue  
Elmwood Park, Il. 60635

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**PARCEL 1:**

UNIT NUMBER 801 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 2.66 PERCENT INTEREST IN SAID PARCEL.

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

COMMONLY KNOWN AS UNIT NO. 801, 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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