

UNOFFICIAL COPY

TRUSTEE'S DEED
(Joint Tenancy form)

93379716

The above space for recorders use only

THIS INDENTURE, made this 13 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 DENNIS WAGNER AND BELINDA MAGA 3637 S. Wood, Chicago, Illinois 60609

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 considerations 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. 207 6530 W. Irving Park Road, Chicago, Illinois 60634
SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

DEPT-01 RECORDING \$25.50
T45555 TRAN 3343 05/19 93 13:48:00
93379716
COOK COUNTY RECORDER

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 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 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 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 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] 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

Asst. Vice-President-Trust Officer of PARKWAY BANK AND TRUST COMPANY, and
Jo Ann Kubinski

Notary Seal: AL A WIELGOS, Notary Public, State of Illinois, Commission Expires 08/25/95. Signed: Gloria Wielgos, Notary Public, dated 13 day of May, 19 93.

DELIVERY INSTRUCTIONS: D. WAGNER, 6530 W. IRVING PK RD, Unit 207, CHgo, IL 60634

FOR INFORMATION ONLY: INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
6530 W. Irving Park Rd. Unit 207
Chicago, IL, 60634

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

MAIL TO

25.50

E 113 907 / N 930 809 Cook Co. Ill

The space for affixing other notices or references

Division Number

UNOFFICIAL COPY

11/13/2015

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
* COUNTY OF COOK, ILLINOIS *
* COUNTY CLERK'S OFFICE *
* 111 N. LAUREL STREET *
* CHICAGO, ILLINOIS 60602 *
* TEL: 312.603.7800 *
* FAX: 312.603.7800 *

STATE OF ILLINOIS
COUNTY OF COOK
CLERK OF COURTS

11/13/2015

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PARCEL 1:

UNIT NO. 207 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 43 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- 5 AND STORAGE SPACE NO. S- 7, 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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