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TRUSTEE'S DEED  
(Joint Tenancy form)

94726341

1-TD14

The above space for recorder's use only

THIS INDENTURE, made this 28 day of July, 19 94, 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, 19 91, and known as Trust Number 10141, party of the first part, and JAMES R. QUARTELLA AND MICHELLE C. QUARTELLA, 8644 Palmer, River Groves, Il. 60171

DEPT-01 RECORDING  
100011 SPAN 2077 08/14/94 10112100  
34977 # 820 00-74-726341

not as tenants in common, but as joint tenants, part 1ea 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 1ea 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 202 - 7410 W. North Avenue, Elmwood Park, Il. 60635

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
107.50

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
53.75

together with the tenants and appurtenances thereunto belonging 94726341  
To Have and to Hold the same unto said part 1ea 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) 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 hereunto 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 Jo Ann Kubinski Assistant Trust Officer  
Attest Marcelene J. Kawczynski 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

Jo Ann Kubinski  
Asst. Vice-President-Trust Officer of PARKWAY BANK AND TRUST COMPANY, and  
Marcelene J. Kawczynski, Assistant Cashier

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

29 July 94  
Gloria Wielgos  
Notary Public

DELIVERY INSTRUCTIONS  
NAME WILLIAM G. HATUL  
STREET 150 North Michigan Avenue Suite 2810  
CITY Chicago, Illinois 60601

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
Unit 202 - 7410 W. North Avenue  
Elmwood Park, Il. 60635

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



Vertical stamp on the right side of the page.

ATTORNEYS TITLE GUARANTY FUND, INC

Handwritten initials and number 235.

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1988

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LEGAL DESCRIPTION

PARCEL 1:  
UNIT NUMBER 202 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 3.60 PERCENT INTEREST IN SAID PARCEL.

PARCEL 2:  
THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # 3 AND STORAGE SPACE # 2 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92549821.

P.I.N. 12-36-427-043 1026  
COMMONLY KNOWN AS UNIT NO. 202, 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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\*\*\*END\*\*\*

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