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TRUSTEE'S DEED

94791359

130A

Form T-14

The above space for recorder's use only

THIS INDENTURE, made this 5 day of August, 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 TINA MARIE MIRANDA 521 Winston Drive, Melrose Park, Il. 60160

part y 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 y of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

UNIT 402

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

PIN: 12-36-427-043-1018 - Unit 402, 7410 W. North Avenue, Elmwood Park, Il.

Cook County		STATE OF ILLINOIS	
REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX	
REVENUE STAMP	50.00	DEPT OF REVENUE	100.00

together with the tenements and appurtenances thereunto adjoining.

To Have and to Hold the same unto said part y of the second part

DEPT-01 RECORDING
11111 TRAM 6531 09/12/94 10:13:00
#8487 96-94-791359
COOK COUNTY RECORDER

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 there 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 subscribed 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 prepared by:
GLORIA WILCOX
PARKWAY BANK AND TRUST COMPANY
4500 N. Harlem Avenue
Harwood Heights, IL 60656

PARKWAY BANK AND TRUST COMPANY
as Trustee as aforesaid,

by Tina Marie Miranda Vice President—Trust Officer
Asst. Glenn Wilcox Assistant Vice-President—Asst. Trust Officer

STATE OF ILLINOIS }
COUNTY OF COOK }

the undersigned

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

Diane Y. Peszynski

28236 Vice President—Trust Officer of PARKWAY BANK AND TRUST COMPANY, and

Jo Ann Kubinski,

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 in the free and voluntary act of said Corporation, for the uses and purposes thereof; and the said Assistant Vice-President and Asst. Trust Officer, did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, 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.

NOTARY PUBLIC

My Commission Expires 08/25/95

Witness my hand and Notarial Seal this 6 day of AUGUST, 1994

Glenn Wilcox
Notary Public

NAME

STREET

CITY

INSTRUCTIONS

Jess E. Forrest
2470 N. Harlem
Harwood Heights, Il. 60656

MAIL TO [initials]

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit 402 - 7410 W. North Avenue

Elmwood Park, Il. 60635

ATTORNEYS TITLE GUARANTEE FUND, INC

Elmwood Park
Real Estate
Transfer Stamp

This space for affixing orders and revenue stamps

94791359

Document Number

23 50

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LEGAL DESCRIPTION
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PARCEL 1:
UNIT NUMBER 402 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 # 10 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92549821.

94791359

P.I.N. 12-36-427-043-1018
COMMONLY KNOWN AS UNIT NO. 402, 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.

END

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