

TRUSTEE'S DEED **UNOFFICIAL COPY**

94251905

Form T-14

The above space for recorder's use only

THIS INDENTURE, made this 16 day of February, 1994, 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 HEATHER HARRISON----- 1009 Bonnie Brae, River Forest, Il. 60305

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 party of the second part,

the following described real estate, situated in Cook County, Illinois, to-wit:

Unit 404 - 7410 W. North Avenue, Elmwood Park, Il. 60635

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

12-36-427-043-1020

Elmwood Park Real Estate Transfer Stamp

This space for affixing notes and revenue stamps

DEPT-01 RECORDING 161111 TRAN 4706 03/21/94 11:04 AM \$25.50

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part 94251905

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 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 prepared by GLORIA WIELGOS PARKWAY BANK AND TRUST COMPANY 4570 N. Harlem Avenue Harwood Heights, IL 60656

PARKWAY BANK AND TRUST COMPANY as Trustee as aforesaid, Sure U. [Signature] Vice President, Trust Officer Jo Ann Kubinski Asst. Trust Officer

STATE OF ILLINOIS } COUNTY OF COOK }

I, the undersigned Diane Y. Peszynski, Notary Public in and for said County in the State of Illinois, DO HEREBY CERTIFY, that I am duly qualified to perform the duties of a Notary Public in and for said County in the State of Illinois.

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

and Notary Seal this 17 day of February, 1994. Gloria Wielgos Notary Public

MAIL TO

Gas E Forrest 4970 N. Harlem Ave Harwood Hts Il 60656

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit 404 - 7410 W. North Avenue Elmwood Park, Il. 60635

AA 2550

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION
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PARCEL 1:

UNIT NUMBER 404 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, HERINAFTER 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 3.59 PERCENT INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # 4 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92549821.

P.I.N. 12-36-427-047-1020

COMMONLY KNOWN AS UNIT NO. 404, 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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