

94311231

Form T-14

The above space for recorder's use only

THIS INDENTURE, made this 17 day of February, 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 LINDA G. GELLER----- 7830 W. North Avenue, Elmwood Park, Il. 60635

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 603 - 7410 W. North Avenue, Elmwood Park, Il. 60635

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

Elmwood Park Real Estate Transfer Stamp

DEPT-01 RECORDING \$25.50
T#1111 TRAN 4866 04/10/94 13:47:00
#3557 * 54-111231
COOK COUNTY RECORD

together with the tenements and appurtenances thereunto belonging.

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

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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.

PARKWAY BANK AND TRUST COMPANY as Trustee, as aforesaid,

By *John Kubinski* Trust Officer

Attest *Marcelene J. Kawczinski* Asst. Cashier

Stamp for attestation and recording purposes

This instrument prepared by:
GLORIA WIELGOS
PARKWAY BANK & TRUST COMPANY
4800 N. Harlem Avenue
Harwood Heights, IL 60656

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, the undersigned

A Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY, that Jo Ann Kubinski Asst. Trust Officer of PARKWAY BANK AND TRUST COMPANY, and Marcelene J. Kawczinski, Asst. Cashier

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 use and purposes therein set forth, and the said Assistant Vice-President and Asst. Trust Officer, did also then acknowledge that they are the custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation, for the use and purposes therein set forth, and as the free and voluntary act of said Corporation, for the use and purposes therein set forth.

This instrument prepared by
GLORIA WIELGOS

PARKWAY BANK & TRUST COMPANY
4800 N. Harlem Avenue
Harwood Heights, IL 60656

Given under my hand and Notarial Seal this 19 day of February 1994

Gloria Wielgos
Notary Public

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

NAME [THOMAS J. SPAHN, ATTY.]
STREET 10500 W. CERNAK
CITY WESTCHESTER, IL. 60154
INSTRUCTIONS

Unit 603 - 7410 W. North Ave.
Elmwood Park, Il. 60635



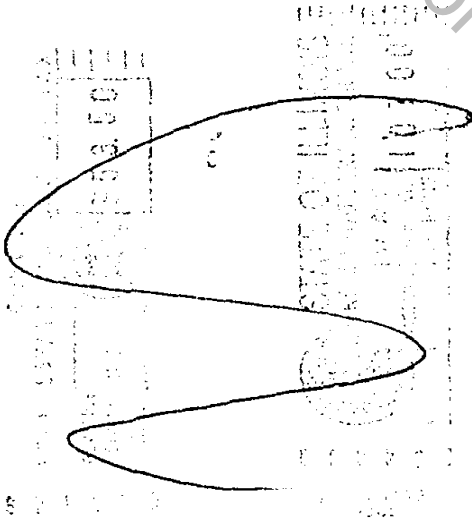
FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE



\$25.50
107A

UNOFFICIAL COPY

Property of Cook County Clerk's Office



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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 603 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 3.56 PERCENT INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # 15 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 92549821.

P.I.N. 12-36-427-043-101

COMMONLY KNOWN AS UNIT NO. 603, 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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