

UNOFFICIAL COPY

TRUSTEE'S DEED

95402943

DEPT-01 RECORDING \$27.00
 T#0012 TRAN 4805 06/22/95 13:38:00
 \$6761 + JM *-95-402943
 COOK COUNTY RECORDER

The above space for recorder's use only

27.00

THIS INDENTURE, made this 26th day of May, 19 95, 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 29th day of June, 19 94, and known as Trust Number 10859, party of the first part, and LUZ CELENIA AQUINO-ROBLES AND MIGDALIA RIVERA

0706 Hamilton Avenue., Schaumburg, IL 60194
 as tenants in common, ~~part 1es~~ part 1es of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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, as tenants in common, ~~joint tenants~~ all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND LANGUAGE.

CITY OF CHICAGO
 REAL ESTATE DEPARTMENT
 DEPT. OF REVENUE JUN 22 '95
 855.00

95402943

Permanent Tax # _____ together with the tenants and appurtenances thereunto belonging.

To Have and to Hold the same unto said part 1es of the second part forever ~~in tenancy in common~~

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, 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 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

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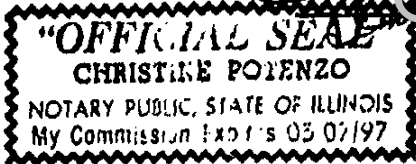
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

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

Diane Y. Peszynski
Vice-President--Trust Officer of PARKWAY BANK AND TRUST COMPANY, and

Jo Ann Kubinski
Assistant Trust Officer of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President--Trust Officer and Assistant 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 uses and purposes therein set forth, and the said Asst. Trust Officer, did also then and there acknowledge that she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of May, 1995



Christine Potenzo
Notary Public

DELIVER

NAME LUZ C. AQUINO-ROBLES
STREET 4742 N. ELSTON, UNIT 102
CITY CHICAGO, IL

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

4742 N. ELSTON AVENUE., UNIT 102
CHICAGO, IL

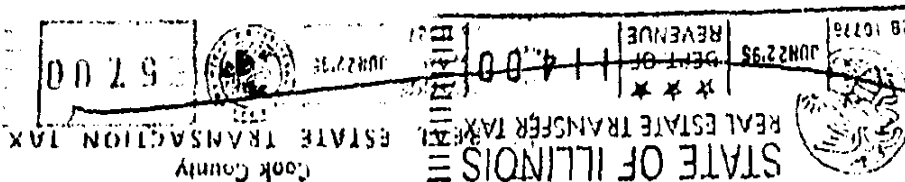
THIS INSTRUMENT WAS PREPARED BY:

JO ANN KUBINSKI

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

BOX 333-CT1

95402943



COOK
CO. NO. 018
064556

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EXHIBIT "A"

UNIT 102 B AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 102B A
LIMITED COMMON ELEMENT, IN MAYFAIR COURTS CONDOMINIUM AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 11 (BOTH INCLUSIVE) AND LOT 18 (EXCEPT THE NORTH 42 FEET THEREOF) IN BLOCK 2
IN M.D. BROWNS RESUBDIVISION OF BLOCKS 1 AND 2 IN MONTROSE IN THE EAST HALF OF THE
NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PROPERTY TAKEN AS A TRACT THAT PART LYING
SOUTHEASTERLY OF A LINE DRAWN PERPENDICULAR TO THE NORTHEASTERLY LINE THEREOF
THROUGH A POINT THEREIN 284.26 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER
THEREOF AND EXCEPT THAT PART LYING NORTHWESTERLY AND NORTHERLY OF THE
FOLLOWING DESCRIBED LINES: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID
TRACT 418.27 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER THEREOF: THENCE SOUTH
43° 24' 06" WEST AT RIGHT ANGLES THERETO 76.46 FEET; THENCE NORTH 88° 16' 54" WEST 72.90
FEET TO A CORNER OF LOT 9 AFORESAID AND THE TERMINUS OF SAID LINES) IN COOK
COUNTY, ILLINOIS.

ALSO

THE NORTH 8 FEET OF LOT 19 THROUGH 23 INCLUSIVE IN BLOCK 2 IN M.D. BROWNS
RESUBDIVISION OF BLOCKS 1 AND 2 IN MONTROSE, BEING SUBDIVISION OF THE NORTHWEST
QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST HALF OF LOT 1 OF A
SUBDIVISION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JUNE 23, 1873 IN BOOK 5 OF PLATS,
PAGE 20, IN AFORESAID SECTIONS 15 AND 16.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, MADE
BY PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED
JUNE 29, 1994 AND KNOWN AS TRUST DOCUMENT 10859, AND RECORDED IN THE OFFICE OF THE
RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 95228666 TOGETHER
WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH
IN SAID DECLARATION, AS MAY BE AMENDED FROM TIME TO TIME, WHICH PERCENTAGES SHALL
AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE
FILED OF RECORD PURSUANT TO SAID DECLARATION; AND TOGETHER WITH ADDITIONAL
COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE
PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL
AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH
AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

GRANTOR ALSO HEREBY GRANTS TO GRANTEEES, THEIR HEIRS AND ASSIGNS, AS RIGHTS AND
EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND
EASEMENTS FOR THE BENEFIT OF THE PROPERTY SET FORTH IN THE AFOREMENTIONED
DECLARATION, 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.

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THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED *PRO TANTO* AND BE VESTED IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATIONS AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

THIS DEED IS SUBJECT ONLY TO THE FOLLOWING: GENERAL TAXES NOT YET DUE AND PAYABLE; PUBLIC UTILITY EASEMENTS; EASEMENTS, CONVENANTS, RESTRICTIONS AND BUILDING LINES OF RECORD, AND AS SET FORTH IN THE DECLARATION; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATIONS AND RESERVATIONS BY SELLER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS, AND THE PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

P.I.N.	13-15-106-004	13-15-106-022
	13-15-106-005	13-15-106-023
	13-15-106-006	13-15-106-024
	13-15-106-007	13-15-106-025
	13-15-106-018	13-15-106-026
	13-15-106-021	13-15-106-027

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2025-01-01