

# UNOFFICIAL COPY

TRUSTEE'S DEED  
(Joint Tenancy form)

95548447

7561220J  
-01-9218056

DEPT-01 RECORDING \$27.00  
T40012 TRAN 5936 08/18/95 13:30:00  
44518 JIM \*-95-548447  
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE, made this 22nd day of July, 1995, 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 29 day of June 19 94, and known as Trust Number 10859, party of the first part, and JOSEPH L. CASTANEDA AND LILIANE E. CASTANEDA 4104 W. Nesson, Chicago, Ill. 60641 not as tenants in common, but as joint tenants, part ies 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 ies 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:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Property Address: 4738 N. Elston, Unit 201 A, Chicago, Illinois

SUBJECT TO: SEE ATTACHED EXHIBIT.

COOK CO. NO. 016 06658



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG 18 '95 DEPT OF REVENUE 116.00

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

To Have and to Hold the same unto said part ies 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 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]*

Assistant Vice President--Trust Officer

Attest *[Signature]*

Assistant Trust Officer Vice President

BOX 333-CTI

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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

~~JO ANN KUBINSKI~~ JO ANN KUBINSKI, Asst. Trust Officer  
~~Trust Officer of PARKWAY BANK AND TRUST COMPANY~~ Trust Officer of PARKWAY BANK AND TRUST COMPANY, and  
Christine Potenzo, Vice President

~~PERSONS~~ 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 22 day of July 19 95



*Gloria Wielgos*  
Notary Public

DELIVERY

NAME Mr. & Mrs. J. Castaneda  
STREET 4738 N. Elston, Unit 201 A  
CITY Chicago, Il. 60630

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

4738 N. Elston, Unit 201 A  
Chicago, Il.

THIS INSTRUMENT WAS PREPARED BY:

Gloria Wielgos

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

95548447

58.00

\* CITY OF CHICAGO \*  
\* REAL ESTATE TRANSACTION TAX \*  
DEPT. OF REVENUE AUG 16 1995 \*  
\* 041639 \*  
\* 070.00 \*  
\* FD-11167 \*

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EXHIBIT "A" TO

TRUSTEES DEED FROM PARKWAY BANK & TRUST #10859 TO JOSEPH L. & LILIANE E. CASTANEDA, DATED July 22, 1995.

UNIT 201 A AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 201 A 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 418.28 FEET NORTHWESTERLY OF THE SOUTHWEST 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 GRANOR 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.L.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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