

UNOFFICIAL COPY

96474739

Property Address:
710 CREEKSIDE, UNIT 402A
MT. PROSPECT, IL.

TRUSTEE'S DEED
(Individual)

96474739
DEPT-07 RECORDING

\$25.00

T#0012 TRAN 1020 06/20/96 11:49:00
#0771 : CG *-96-474739
COOK COUNTY RECORDER

96024737 RD 700652 J 0

This Indenture, made this 5TH day of MAY, 1996,
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 JULY 8,
1994 and known as Trust Number 10871, as party of the first part, and
ANTHONY BRANCACCIO 3140 BOYLE TERRACE, RIVER GROVE, IL 60171
as party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten
Dollars (\$10.00) and other good and valuable consideration in hand paid, does
hereby grant sell and convey unto the said party of the second part all interest in
the following described real estate situated in COOK County, Illinois, to wit:

See Exhibit A for Legal Description and PIN

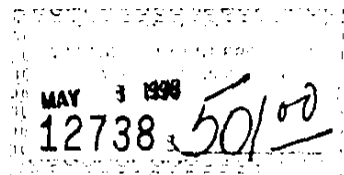
together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in
trust and the trust agreement and is subject to liens, notices and encumbrances of
record and additional conditions, if any on the reverse side.

DATED: 5TH day of MAY, 1996.

Parkway Bank and Trust Company,
as Trust Number 10871

By *Diane Y. Peszynski*
Diane Y. Peszynski
Vice President & Trust Officer



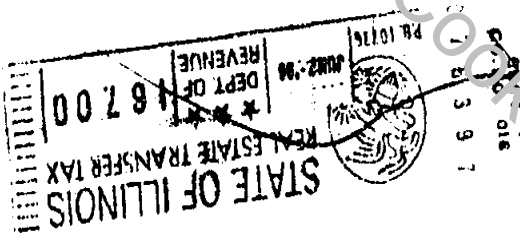
Attest: *Jo Ann Kubinski* (SEAL)
Jo Ann Kubinski
Assistant Trust Officer

96024739

BOX 333-CTI



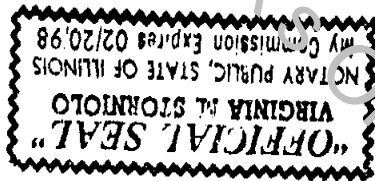
164617



Address of Property
710 CREEKSIDE, UNIT 402A
MT. PROSPECT, IL.

MAIL TO:
ANTHONY BRANCACCIO
710 CREEKSIDE, UNIT 402A
MT. PROSPECT, IL.

This instrument was prepared by: Diane V. Peszynski
4800 N. Harlem Avenue
Harwood Heights, Illinois 60656



Virginia M. Stormolo
Notary Public

Given under my hand and notary seal, this 5TH day of MAY 1996.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Diane V. Peszynski, Vice President & Trust Officer and Jo Ann Kubinski, Assistant Trust Officer personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the capacities shown, appeared before me this day in person, and acknowledged signing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
(SS.
COUNTY OF COOK)

63474696

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EXHIBIT "A"

Unit **402A** and the exclusive right to the use of Parking Space **P34A** And Storage Space **S34A** Limited Common Elements in Creekside at Old Orchard Condominiums as delineated on a survey of the following described parcel of Real Estate:

Parcel 1:

Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the Northwest 1/4 of Section 28 both in Township 42 North Range 11 East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded April 8, 1996 as Document Number 96261584, together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

Parcel 2:

Easement for Ingress and Egress in favor of Parcel 1 created by the aforesaid Declaration recorded as Document Number 96261584.

Grantor also hereby grants to Grantee, 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 right and Easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declaration; provisions of Condominium Property Act of Illinois.

PIN: 03-27-100-011
03-27-100-019

This instrument is a true and correct copy of the original as recorded with the County Clerk of Cook County, Illinois.

96261584

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Property of Cook County Clerk's Office