

96000 352 UNOFFICIAL COPY

TRUSTEE'S DEED (INDIVIDUAL)
THIS INSTRUMENT WAS PREPARED BY
ROSA CORTES
PIONEER BANK & TRUST COMPANY
4000 W. NORTH AVE., CHICAGO, IL

96570264

- DEPT-01 RECORDING \$25.00
- T#0012 TRAN 1459 07/25/96 11:07:00
- 47744 CG *-96-570264
- COOK COUNTY RECORDER

THIS INDENTURE, made this 8th day of July, 1996, between PIONEER BANK & TRUST COMPANY, a corporation of Illinois duly organized and existing as an Illinois corporation under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and

The above space for recorders use only

delivered to said Illinois Corporation in pursuance of a certain Trust Agreement, dated the 5th day of November, 1981, and known as Trust Number 23/32, party of the first part, and DOROTHY CASACCIO, 2300 N. TALCOTT, PARK RIDGE, ILLINOIS 60068 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, (see) hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION HERETO AND MADE A PART HEREOF.

Common Address: 2300 N. TALCOTT, UNIT NO. 1-A-2. PARK RIDGE ILLINOIS 60068

PIN: 09-34-101-027-1002

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

SUBJECT TO:

BOX 333-CTI

Exemption on the provision page E, Section 4, Real Estate Transfer Tax Act 91482 7/15/96

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This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Vice Presidents/Trust Officer and attested by its Assistant Secretary, the day and year first above written.



PIONEER BANK & TRUST COMPANY
as Trustee, as aforesaid, and not personally,

By _____
VICE PRESIDENT/TRUST OFFICER

Attest *Daphne J. Robinson*
ASSISTANT SECRETARY

STATE OF ILLINOIS, }
COUNTY OF COOK } SS.

, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President /Trust Officer and Assistant Secretary of the PIONEER BANK & TRUST COMPANY, An Illinois Corporation, Grantor, 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 Secretary 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 Illinois Corporation for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Illinois Corporation caused the corporate seal of said Illinois Corporation to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Illinois Corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal, Date July 8, 1996



Notary Public *Rosa Ibette Cortes*

96570264

NAME
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STREET
CITY
INSTRUCTIONS

OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

RECORDER'S OFFICE BOX NUMBER _____

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LEGAL DESCRIPTION:

UNIT NUMBER 1-A-2 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 2 (EXCEPT THE NORTH 150 FEET THEREOF AND EXCEPT THE WEST 85 FEET THEREOF, AND EXCEPT THE EAST 33 FEET THEREOF AND EXCEPT THAT PART OF AFORESAID LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 33 FEET OF LOT 2 (MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) WITH NORTHEASTERLY LINE OF SAID PERPETUAL EASEMENT (TALCOTT ROAD) AS PER PLAT

RECORDED DECEMBER 15, 1931 AS DOCUMENT NUMBER 11019056, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PERPETUAL EASEMENT (TALCOTT ROAD) A DISTANCE OF 37 FEET, THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON SAID WEST LINE OF EAST 33 FEET OF LOT 2, 37 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID WEST LINE OF THE EAST 33 FEET OF LOT 2 A DISTANCE OF 37.0 FEET TO THE POINT OF BEGINNING) IN OWNER'S PARTITION OF LOTS 30 TO 33 IN COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21827476, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS

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