

UNOFFICIAL COPY

Property Address:
15 S. Pine, Unit 400
Mt. Prospect, IL

96820759

. DEPT-01 RECORDING \$25.00
. T#0012 TRAN 2681 10/28/96 13:04:00
. #8437 CG *-96-820759
. COOK COUNTY RECORDER

TRUSTEE'S DEED (Joint Tenancy)

This Indenture, made this 10th day of September, 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 June 29, 1994 and known as Trust Number 10862, as party of the first part, and DONALD F. BENEDICT AND DOROTHY T. BENEDICT, 2085 Woodvale St., NW., Cleveland, TN 37311 not as tenants in common, but as joint tenants with rights of survivorship as party(ies) of the second part.

WINESSETH, 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(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:

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, encumbrances of record, and additional conditions, if any on the reverse side hereof.

DATED: 10th day of September, 1996.

Parkway Bank and Trust Company,
as Trust Number 10862

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

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

96053570 7/6/96 J. Valle

96820759

25.00 ER

BOX 333-CTI

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Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE DEPT. OF REVENUE
 STAMPS OCT 28 11
 P. 11427

DEPT. OF REVENUE
 VILLAGE OF MOUNT PROSPECT
 OCT 28 1998
 \$ 531.00
 13384

Address of Property
 15 S. Pine, Unit 400
 Mt. Prospect, IL

15 S. Pine, Unit 400
 Mt. Prospect, IL

MAIL TO:
 DONALD F. BENEDICT AND DOROTHY T. BENEDICT

Cook County
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 OCT 28 98
 P. 10686
 176.50

This instrument was prepared by Jo Ann Kubinski
 4800 N. Harlem Avenue
 Farwood Heights, Illinois 60656

"OFFICIAL SEAL"
 VIRGINIA M. STONIOLO
 NOTARY PUBLIC, STATE OF ILLINOIS
 My Commission Expires 02/20/98
 (Stamp)

Notary Public
Virginia M. Stoniolo

Given and truly read and notary seal, this 10th day of September, 1996.

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 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, sealing 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)

62702896

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EXHIBIT "A"

TO TRUSTEE'S DEED FROM PARKWAY BANK AND TRUST COMPANY

10862 to

Dated

UNIT 400 A, AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P 400 A
AND STORAGE SPACE S 400 A LIMITED COMMON ELEMENTS, IN THE SHIRES AT CLOCK
TOWER PLACE CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED
REAL ESTATE:

LOT 1, IN CLOCKTOWER PLACE RESUBDIVISION, BEING A RESUBDIVISION IN THE WEST 1/2 OF
THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 41 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, MADE
BY PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED
JUNE 29, 1994 AND KNOWN AS TRUST NUMBER 10862, AND RECORDED IN THE OFFICE OF THE
RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 95663007 TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO
SAID UNIT AS SET FORTH IN SAID DECLARATION.

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 THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE PROPERTY SET
FORTH IN THE DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT
NUMBER 95663006; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE
RIGHTS AND EASEMENTS SET FORTH IN BOTH SAID DECLARATIONS FOR THE BENEFIT OF THE
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 AND THE DECLARATION OF COMMON
EASEMENTS AND MAINTENANCE AGREEMENT; APPLICABLE ZONING AND BUILDING LAWS AND
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. 08-12-101-019
08-12-101-020

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