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Property Address:
720 CREEKSIDE, UNIT 510B
MT. PROSPECT, IL

DEPT-01 RECORDING \$27.00
T#0012 TRAN 3403 12/17/96 15:21:00
#9363 # CG *-96-952825
COOK COUNTY RECORDER

TRUSTEE'S DEED

(In Trust)

This Indenture, made this 16th day of December, 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 7-8-94 and
known as Trust Number 10871, as party of the first part, and
Grand National Bank formerly known as First National Bank of Niles, as
Trustee under a Trust Agreement dated November 18, 1991 and known as
Trust No. 722, as party(ies) 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(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 and RIDER for Trust Powers;
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: 16th day of December, 1996.

Parkway Bank and Trust Company,
as Trust Number 10871

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

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

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BOX 333-CTI

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Parcel 1:

Unit 510B and the exclusive right to the use of Parking Space P 3B And Storage Space S 3 B Limited Common Elements in Creekside at Old Orchard Condominiums as delineated on a survey of the following described parcel of Real Estate:

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 Northeast 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, as amended from time to time, 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 does not pertain to when the tax bill is to be paid. There is no Tax Billing Information that is required to be recorded with this instrument.

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RIDER

To have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery hereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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