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96375683

Address of Property:
5 S. Pine, Unit 204B
Mount Prospect, IL 60056

.R DEPT-01 RECORDING \$27.00
. T#0012 TRAN 0642 05/17/96 10:37:00
. \$4906 \$ ER *-96-375683
. COOK COUNTY RECORDER

TRUSTEE'S DEED (As Trust)

27 ¹⁰ / 1119

96029770-01-7610255J Dale

This Indenture, made this 10th 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 6-29-94 and
known as Trust Number 10862, as party of the first part, and
COLE TAYLOR BANK, an Illinois Banking Corporation as Trustee under Trust
Agreement dated 3-7-96 and known as Trust Number 96-4036, 8956 Tamaroa,
Skokie, IL 60076 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 , 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 which specifically allows conveyance from Trust to
Trust and is subject to all notices, liens, and encumbrances of record and additional
conditions, if any on the reverse side hereof .

DATED: 10th day of May, 1996.

MAY 17 1996
12773 60300

Parkway Bank and Trust Company,
as Trust Number 10862,

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

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

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COOK COUNTY REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAY 17 98
100.50

Property of Cook County
BOX 333-CT1

Address of Property
5 S. Pine, Unit 204B
Mount Prospect, IL 60056

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAY 17 98
201.00
COOK COUNTY
CLERK OF COURT
MAY 10 3 18
PA 19566

MAIL TO:
COLE TAYLOR BANK, as Trustee

This instrument prepared by: Diane Y. Peszynski, 4800 N. Harlem Avenue, Harwood Heights, Ill.

1996 OFFICIAL SEAL
VIRGINIA M. STORNILO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 02/20/98

Virginia M. Stornilo
Notary Public

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 Kubanski, 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.

68952696

STATE OF ILLINOIS)
) SS)
COUNTY OF COOK)

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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 present 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 way, 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 obligated 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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EXHIBIT "A"

TO TRUSTEE'S DEED FROM PARKWAY BANK AND TRUST COMPANY

10862 to

Dated

UNIT 204 B AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 204 B
AND STORAGE SPACE 204 B LIMITED COMMON ELEMENTS, IN THE SHIRES AT CLOCK
TOWER PLACE CONDOMINIUM 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 A PERCENTAGE OF 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. 08-12-101-001
08-12-101-015
08-12-101-017
08-12-101-018

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