

# UNOFFICIAL COPY

97353537

Property Address:  
4710 N. Elston, Unit 201E  
Chicago, IL

DEPT-01 RECORDING \$25.00  
T0012 TRAN 5156 05/19/97 15:30:00  
1463 CG \*-97-353537  
COOK COUNTY RECORDER

0 76 510 282 J  
97015732 PO

## TRUSTEE'S DEED (Joint Tenancy)

This Indenture, made this 11th day of April, 1997,  
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 10859, as party of the first part, and  
**KEITH F. WOESTE and VICTORIA S. WOESTE**, P. O. Box 11447, Chicago,  
IL 60611-1447 not as tenants in common, but as joint tenants with rights of  
survivorship as party(ies) of the second part.

25.00

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

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: 11th day of April, 1997.

Parkway Bank and Trust Company,  
as Trust Number 10859

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

Attest: *Marcelene J. Kawczinski* (SEAL)  
Marcelene J. Kawczinski  
Assistant Cashier

97353537

BOX 333-CTI

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2

\* 0.571311  
 \* CHIEF OF REVENUE  
 \* MAY 19 1997  
 \* 91500

\* 0.571311  
 \* CHIEF OF REVENUE  
 \* MAY 19 1997  
 \* 91500

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 MAY 19 1997  
 DEPT. OF REVENUE  
 122.00

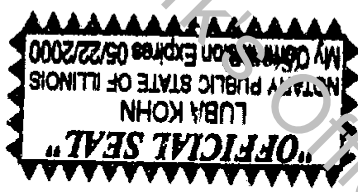
Property of Cook County Clerk's Office

from Dr. Edward Skonca  
 4801 W. Patton  
 Chicago, IL 60646

Address of Property  
 4710 N. Elston, Unit 201E  
 Chicago, IL

MAIL TO  
 KEITH A. WESTE and VICTORIA M. R. WESTE  
 4710 N. Elston, Unit 201E  
 Chicago, IL

This instrument was prepared by: Diane Y. Peszynski  
 4806 N. Harlem Avenue  
 Harwood Heights, Illinois 60656



*Luba Kohn*  
 Notary Public

Given under my hand and notary seal, this 11th day of April 1997.

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 Marcelene J. Kawczynski, Assistant Cashier 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 )

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EXHIBIT "A"  
TO TRUSTEE'S DEED FROM PARKWAY BANK AND TRUST COMPANY T/U/T #10859

TO:

DATED:

UNIT 201 E, AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P 201 E, LIMITED COMMON ELEMENT, IN MAYFAIR COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOT 1 TO 11, BOTH INCLUSIVE AND LOTS 18 TO 23, BOTH INCLUSIVE IN BLOCK 2 IN M.D. BROWNS SUBDIVISION OF BLOCKS 1 AND 2 IN MONTROSE IN THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 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 UNDER TRUST AGREEMENT DATED JUNE 29, 1994 AND KNOWN AS TRUST NUMBER 10859, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 95228666 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS MAY BE AMENDED FROM TIME TO TIME, WHICH PERCENTAGES SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION; AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

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 RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS APPURTENANT TO EACH UNIT SHALL BE DIVESTED *PRO TANTO* AND BE VESTED IN THE GRANTEE OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEE SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

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 AMENDMENTS THERETO; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION AND AMENDMENTS THERETO AND RESERVATIONS BY SELLER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION AND AMENDMENTS THERETO; AND THE PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

P.I.N.	13-15-106-002	13-15-106-007	13-15-106-024
	13-15-106-003	13-15-106-018	13-15-106-025
	13-15-106-004	13-15-106-021	13-15-106-026
	13-15-106-005	13-15-106-022	13-15-106-027
	13-15-106-006	13-15-106-023	

MFLGL 10/26/95

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