

UNOFFICIAL COPY

08866338

Property Address:
711 Gordon Terrace, #815
Chicago, IL 60618

TRUSTEE'S DEED
(Individual)

DEPT-01 RECORDING \$25.50
140009 TRAN 3971 09/28/98 12:14:00
06476 RC *-98-866338
COOK COUNTY RECORDER

1583

MLM N 980127

3

08866338

This Indenture, made this 20th day of August, 1998,
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 1-16-98 and
known as Trust Number 11883, as party of the first part, and
PATRICK T. RYAN and CARRIE K. NOSEK 921 Newport, Chicago, IL as party
of the second part. As Tenants in Common,

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

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

DATED: 20th day of August, 1998.

Parkway Bank and Trust Company,
as Trust Number 11883

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

Attest: *Jean Kuhlinski* (SEAL)
Jean Kuhlinski
Assistant Trust Officer

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COOK COUNTY
REAL ESTATE TRANSACTION TAX
STAMP
\$78.25

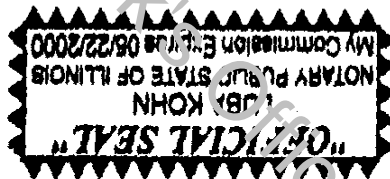
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
\$158.50

CITY OF CHICAGO
586.04

CITY OF CHICAGO
586.88

MAIL TO:
PATRICK T. RYAN and CARRIE K. NOSEK
711 Gordon Terrace, #815
Chicago, IL 60618
Address of Property
711 Gordon Terrace, #815
Chicago, IL 60618

This instrument was prepared by: Diane Y. Pezzyński
2200 N. Harlem Avenue
Harwood Heights, Illinois 60656



Notary Public

Diane Y. Pezzyński

Given under my hand and notary seal, this 20th day of August
1998.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY THAT Diane Y. Pezzyński, 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)

827-998986

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EXHIBIT "A"

PARCEL 1:

UNIT 815 IN THE 711 GORDON TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS 15 THROUGH 19, BOTH INCLUSIVE, IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 10 AND 19 AND THAT PART OF THE VACATED STREETS LYING BETWEEN SAID LOTS, ALL IN SCHOOL TRUSTEES SUBDIVISION OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF THE CONDOMINIUM RECORDED JULY 21, 1998 AS DOCUMENT NUMBER 98634340 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 46, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 98634340.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained IN said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

SUBJECT ONLY TO : (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Chicago Condominium Conversion Ordinance ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 1998 and subsequent years; (j) installments due after the Closing of assessments established pursuant to the Declaration; (k) (Intentionally deleted) (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (o) leases and licenses affecting the common elements; (p) building lines and restrictions;

P.I.N. 14-16-304-005, 14-16-304-006, 14-16-304-007, 14-16-304-008 AND 14-16-304-009 VOLUME 478

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