

UNOFFICIAL COPY 99474892

0096/D178 05 001 Page 1 of 4  
1999-05-17 15:04:31  
- Cook County Recorder 27.00

Address of Property:  
740 Creekside, Unit 401D  
Mt. Prospect, IL 60056



**TRUSTEE'S DEED**  
(In Trust)

OTIC 6-7818322 1 all Scr.

4

This Indenture, made this 11th day of May, 1999,  
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 May 4, 1998 and known as Trust  
Number 11969, as party of the first part, and MARILYN KLEPITSCH and RUDOLPH  
KLEPITSCH as Trustees under the MARILYN J. KLEPITSCH Living Trust under Trust  
Agreement dated 10/17/94, 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:

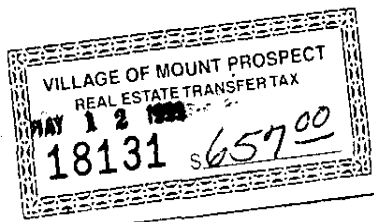
(See Exhibit A for Legal Description and PIN, and Rider for Trust Powers)

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: 11th day of May, 1999.

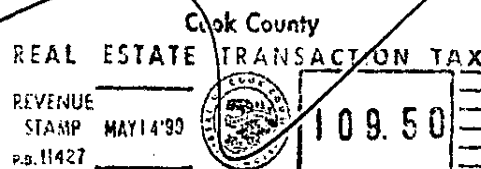
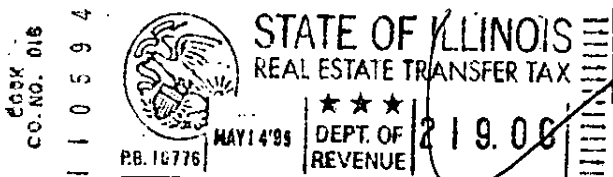
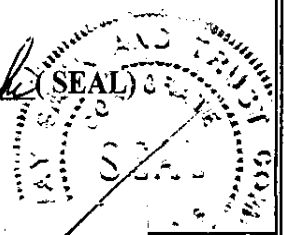
Parkway Bank and Trust Company,  
as Trust Number 11969



BOX 333-CTI

By *Jo Ann Kubinski*  
Jo Ann Kubinski  
Assistant Trust Officer

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

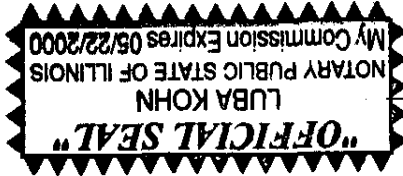


Property of Cook County Clerk's Office

Address of Property  
740 Creekside, Unit 401D  
Mt. Prospect, IL 60056

MAIL TO:  
MARILYN KLEPITSCH and RUDOLPH KLEPITSCH as Trustees  
740 Creekside, Unit 401D  
Mt. Prospect, IL 60056

This instrument prepared by: Diane Y. Peszynski, 4800 N. Harlem Avenue, Harwood Heights, IL 60656/IK



Notary Public

*Luba Kohn*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jo Ann Kubinski, Assistant 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, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 11th day of May 1999.

STATE OF ILLINOIS )  
) SS.  
) COUNTY OF COOK )



## 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 thereof 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.

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY 99474892

ORDER NUMBER: 1409 007818322 SK  
STREET ADDRESS: 740 CREEKSIDE UNIT 401  
CITY: MOUNT PROSPECT COUNTY: COOK  
TAX NUMBER: 03-27-199-999-1181

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 4011 IN CREEKSIDE AT OLD ORCHARD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
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 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 DECLARATION RECORDED AS DOCUMENT 96261584, AS AMENDED FROM TIME TO TIME

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-34 AND STORAGE SPACE A-34 AS DELINEATED ON SURVEY ATTACHED TO DECLARATION RECORDED AD 96261584, AS AMENDED FROM TIME TO TIME