

UNOFFICIAL COPY

0021078827

0021078827 001 Page 1 of 3  
2002-10-02 11:56:51  
Cook County Recorder 28.00



Property Address:  
6801 N. Milwaukee Avenue, Unit 711  
Niles, Illinois 60714

**TRUSTEE'S DEED**  
(Joint Tenancy)

8038957/22087268 PB 2K 10/1

3  
sw

*This Indenture, made this 3rd day of September, 2002,*  
*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 June 29, 2001 and known as Trust*  
*Number 12987, as party of the first part, and JAMES SPONDER and SUSAN J. KROLL,*  
*5831 N. Nickerson, Chicago, IL 60631 not as tenants in common, but as joint tenants with*  
*rights of survivorship 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

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: 3rd day of September, 2002.

Parkway Bank and Trust Company,  
as Trust Number 12987

By Jo Ann Kubinski  
Jo Ann Kubinski  
Assistant Trust Officer

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



**BOX 333-CTI**

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REAL ESTATE TRANSFER TAX  
0012750  
FP 102802

# 0000037566

REVENUE STAMP  
SEP 25 02  
COOK COUNTY  
REAL ESTATE TRANSFER TAX



COUNTY TAX

REAL ESTATE TRANSFER TAX  
0025500  
FP 102808

# 0000037444

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



STATE TAX

STATE OF ILLINOIS

Address of Property  
6801 N. Milwaukee Avenue, Unit 711  
Niles, Illinois 60714

MAIL TO:  
JAMES SPONDER and SUSAN J. KROLL  
6801 N. Milwaukee Avenue, Unit 711  
Niles, Illinois 60714

VILLAGE OF NILES, ILL. REAL ESTATE TRANSFER TAX  
6801 Milwaukee # 711  
10873 \$ 765.00

21078827

This instrument was prepared by: Diane Y. Pezyskaski/ik  
4800 N. Harlem Avenue  
Harwood Heights, Illinois 60706

"OFFICIAL SEAL"  
LUBA KOHN  
NOTARY PUBLIC STATE OF ILLINOIS  
My Commission Expires 05/22/2004

*[Signature]*  
Notary Public

Given under my hand and notary seal, this 3rd day of September 2002.

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.

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

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 711 IN THE EAGLE POINT OF NILES CONDOMINIUMS I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN PRZYBYLO'S EAGLE POINT RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST FRACTIONAL HALF OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 55 DEGREES 13 MINUTES 17 SECONDS, WEST 432.44 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE SOUTH 37 DEGREES 0 MINUTES 22 SECONDS EAST, 170.45 FEET; THENCE SOUTH 52 DEGREES 59 MINUTES 38 SECONDS WEST, 22.00 FEET; THENCE SOUTH 37 DEGREES 0 MINUTES 22 SECONDS EAST, 240.00 FEET; THENCE SOUTH 52 DEGREES 59 MINUTES 38 SECONDS WEST, 29.78 FEET; THENCE SOUTH 37 DEGREES 0 MINUTES 22 SECONDS EAST, 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 0 MINUTES 10 SECONDS EAST 103.15 FEET; THENCE SOUTH 15 DEGREES 29 MINUTES 20 SECONDS WEST 9.88 FEET; THENCE SOUTH 52 DEGREES 59 MINUTES 40 SECONDS WEST 196.42 FEET; THENCE NORTH 37 DEGREES 0 MINUTES 20 SECONDS WEST, 109.17 FEET; THENCE NORTH 52 DEGREES 59 MINUTES 40 SECONDS EAST, 204.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED JUNE 27, 2002 AS DOCUMENT NUMBER 0020716441, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-39 AND INDOOR STORAGE SPACE S-39 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020716441, AS MAY BE AMENDED FROM TIME TO TIME.

### PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE EAGLE POINT OF NILES CONDOMINIUMS MASTER ASSOCIATION RECORDED JUNE 27, 2002 AS DOCUMENT NUMBER 0020716440, AS AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2001 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WERE NO TENANTS OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

PROPERTY ADDRESS: UNIT 711, 6801 N. Milwaukee Ave., Niles, IL 60714

PERMANENT INDEX NUMBER: 10-31-213-062

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