

UNOFFICIAL COPY

Property Address:

6807 N. Milwaukee Ave. Unit 304
Niles, Illinois 60714



Doc#: 0401533123
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/15/2004 09:13 AM Pg: 1 of 3

TRUSTEE'S DEED
(Joint Tenancy)

This Indenture, made this 21st day of November, 2003, 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 LEE A. DAHMER AND JANE M. DAHMER, 1530 Steeplechase Court, Green Oaks, IL 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: 21st day of November, 2003.

Parkway Bank and Trust Company,
as Trust Number 12987

VILLAGE OF NILES Mrs
REAL ESTATE TRANSFER TAX
6807 MILWAUKEE #304
12373 \$ 1008.00



By [Signature]
Diane Y. Peszynski
Vice President & Trust Officer

Attest: [Signature]
Jo Ann Kubinski
Assistant Trust Officer

817 5837 / 2317 8977

BOX 333-CTI

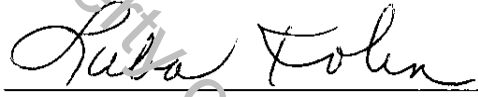
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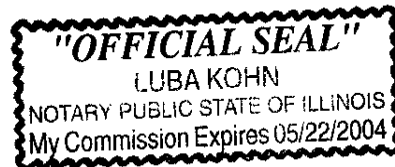
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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 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.

Given under my hand and notary seal, this 21st day of November 2003.



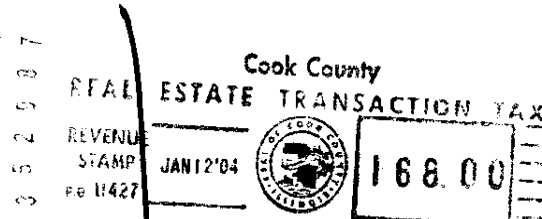
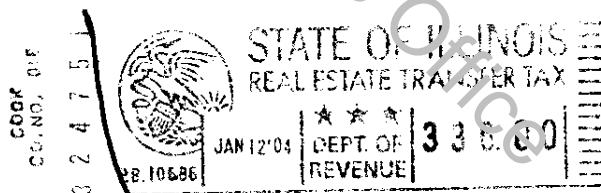
Notary Public



This instrument was prepared by: Jo Ann Kubinski
4800 N. Harlem Avenue
Harwood Heights, Illinois 60706

MAIL TO:
LEE A. DAHMER
JANE M. DAHMER
6807 N. Milwaukee Ave. Unit 304
Niles, Illinois 60714

Address of Property
6807 N. Milwaukee Ave. Unit 304
Niles, Illinois 60714



UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 304 IN THE EAGLE POINT OF NILES CONDOMINIUMS II 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, 36.42 FEET; THENCE NORTH 52 DEGREES 59 MINUTES 38 SECONDS EAST, 30.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 55 DEGREES 13 MINUTES 29 SECONDS EAST, 109.67 FEET; THENCE SOUTH 34 DEGREES 46 MINUTES 31 SECONDS EAST, 200.81 FEET; THENCE SOUTH 10 DEGREES 13 MINUTES 29 SECONDS WEST, 5.60 FEET; THENCE SOUTH 55 DEGREES 13 MINUTES 29 SECONDS WEST, 104.55 FEET; THENCE NORTH 37 DEGREES 00 MINUTES 22 SECONDS WEST, 29.78 FEET; THENCE NORTH 34 DEGREES 46 MINUTES 31 SECONDS WEST, 175.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED FEBRUARY 3, 2003 AS DOCUMENT NUMBER 0030163596, 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-54 and STORAGE SPACE S-54 and AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030163596, 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 2002 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 304, 6807 N. Milwaukee Ave., Niles, IL 60714

PERMANENT INDEX NUMBER: 10-31-213-062