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Property Address:
6815 N. Milwaukee Ave. Unit 302
Niles, Illinois 60714

Doc#: 0405035043
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/19/2004 07:38 AM Pg: 1 of 3

TRUSTEE'S DEED (Individual)

8179870 2/19/04

This Indenture, made this 9th day of December, 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 JOAN BOURKE, 6801 N. Moron, Chicago, IL 60646 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 an 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

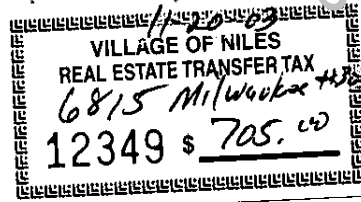
This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices and encumbrances of record and additional conditions, if any on the reverse side.

DATED: 9th day of December, 2003.

Parkway Bank and Trust Company,
as Trust Number 12987

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

Attest: *Jo Ann Kubinski*
Jo Ann Kubinski
Assistant Trust Officer



BOX 333-CTI

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3 5 3 8 5 0
 REVENUE STAMP FEB 10 04
 COOK COUNTY REAL ESTATE TRANSACTION TAX
 11750

3 2 5 6 2 8
 COOK COUNTY CO. NO. 018
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE FEB 10 04
 35.00

MAIL TO:
 JOAN BOURKE
 6815 N. Milwaukee Ave. Unit 302
 Niles, Illinois 60714
 Address of Property
 6815 N. Milwaukee Ave. Unit 302
 Niles, Illinois 60714

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

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

Jo Ann Kubinski
 Notary Public

Given under my hand and notary seal, this 9th day of December 2003.

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.

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

COOK COUNTY CLERK

~~EXHIBIT A~~
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PARCEL 1: ~~PARCEL~~ UNIT NUMBER 302 IN THE EAGLE POINT OF NILES CONDOMINIUM III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT 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 ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, 132.68 FEET; THENCE SOUTH 34 DEGREES 46 MINUTES 43 SECONDS EAST, 62.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 34 DEGREES 46 MINUTES 43 SECONDS EAST, 109.86 FEET; THENCE SOUTH 55 DEGREES 13 MINUTES 17 SECONDS WEST, 204.68 FEET; THENCE NORTH 34 DEGREES 46 MINUTES 43 SECONDS WEST, 109.86 FEET; THENCE NORTH 55 DEGREES 13 MINUTES 17 SECONDS EAST, 204.68 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER --; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: P-58 AND STORAGE SPACE S58 ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT --.

PARCEL 3: NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO EAGLE POINT CONDOMINIUMS MASTER ASSOCIATION RECORDED JUNE 27, 2002 AS DOCUMENT 0020716440 AS AMENDED FROM TIME TO TIME.