

UNOFFICIAL COPY



Doc#: 0405542219  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/24/2004 11:50 AM Pg: 1 of 3

Property Address:  
6815 N. Milwaukee Ave. Unit 703  
Niles, Illinois 60714

**TRUSTEE'S DEED**

(Tenancy by the Entirety)

81 907905/2400 1640 1041

This Indenture, made this 27th day of January, 2004, 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 THEODORE M. POZNAR, JR. AND MARY ANN POZNAR as husband and wife, as tenants by the entirety as parties of the second part.

(Survivorship is intended.)

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 joint tenants, not as tenants in common, but as tenants by the entirety, all interest in the following described real estate situated in Cook County, Illinois, to wit:

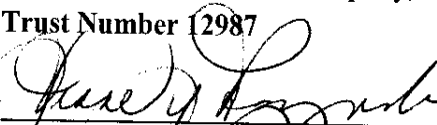
See Exhibit A for Legal Description and PIN

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: 27th day of January, 2004.

Parkway Bank and Trust Company,  
as Trust Number 12987


By   
Diane Y. Peszynski  
Vice President & Trust Officer

Attest:   
Jo Ann Kubinski  
Assistant Trust Officer



BOX 333-CP

# UNOFFICIAL COPY

STATE TAX  
  
 FEB. 23. 04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000065223  
 REAL ESTATE TRANSFER TAX  
 0027450  
 FP 102808

1129104  
 VILLAGE OF NILES  
 REAL ESTATE TRANSFER TAX  
 6815 Milwaukee Ave. Unit 703  
 12547 \$ 825.00  
 52

Property of Cook County Clerk's Office

Address of Property  
 6815 N. Milwaukee Ave. Unit 703  
 Niles, Illinois 60714

~~MARY ANN POZNAK~~  
~~THEODORE M. POZNAK JR.~~  
 MAIL TO:

DONALD SMITH, ESQ.  
 SUITE 800  
 GOLF MILLS PROF. BLDG.  
 NILES, IL 60714


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

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

*Jane F. Kohn*  
 Notary Public

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 27th day of January 2004.

COUNTY TAX  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
  
 FEB. 23. 04  
 REVENUE STAMP

# 0000065393  
 REAL ESTATE TRANSFER TAX  
 0013725  
 FP 102802

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

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 703 IN THE EAGLE POINT OF NILES CONDOMINIUMS III 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 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 RECORDED NOVEMBER 18, 2003 AS DOCUMENT NUMBER 03332219173, 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-24 and STORAGE SPACE S-24 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 03332219173, 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 2003 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 HERED.

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

PROPERTY ADDRESS: UNIT 703 6815 N. Milwaukee Ave., Niles, IL 60714

PERMANENT INDEX NUMBER: 10-31-213-062