

UNOFFICIAL COPY

Property Address:
6815 N. Milwaukee Ave. Unit 410
Niles, Illinois 60714



Doc#: 0413933112
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/18/2004 09:01 AM Pg: 1 of 3

TRUSTEE'S DEED
(Individual)

1002
J8194/2981 JUL026472

This Indenture, made this 2nd day of April, 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 LINDA KARNATZ, single, an unmarried person, 1960 N. Lincoln
Park West, #808, Chicago, IL 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:

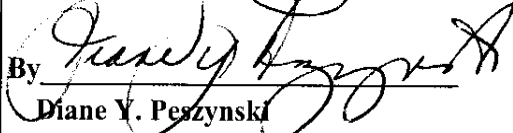
See Exhibit A for Legal Description and PIN

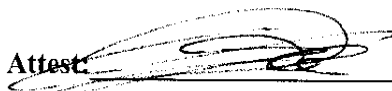
together with the tenements and appurtenances thereunto belonging.

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: 2nd day of April, 2004.

Parkway Bank and Trust Company,
as Trust Number 12987

By 
Diane Y. Peszynski
Vice President & Trust Officer

Attest: 
David F. Hyde
Vice President



(SEAL)

3K29

BOX 333-CT1

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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 David F. Hyde, Vice President 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 2nd day of April 2004.

Luba Kohn
Notary Public



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

MAIL TO:
LINDA KARNATZ
6815 N. Milwaukee Ave. Unit 410
Niles, Illinois 60714

Address of Property
6815 N. Milwaukee Ave. Unit 410
Niles, Illinois 60714

4-5-04
VILLAGE OF NILES MRS
REAL ESTATE TRANSFER TAX
6815 Milwaukee Ave #410
12762 \$ 1149.00

REAL ESTATE TRANSFER TAX
0019150
FP 102802
0000069246

~~COUNTY TAX
MAY 12 04
REAL ESTATE TRANSFER TAX
COUNTY OF COOK~~

REAL ESTATE TRANSFER TAX
0038300
FP 102808
0000069072

~~STATE OF ILLINOIS
MAY 12 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE~~

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 410 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 **0332219173**, 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-69 and STORAGE SPACE S-69 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0332219173, 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 HEREIN.

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

PROPERTY ADDRESS: UNIT 410 6815 N. Milwaukee Ave., Niles, IL 60714

PERMANENT INDEX NUMBER: 10-31-213-062

*MAIL TO: Douglas A. Hansen
SRZLANJ
130 E. Randolph #3800
Chicago, IL 60601*