

# UNOFFICIAL COPY

## TRUSTEE'S DEED JOINT TENANCY

After Recording Mail to:

Stanley Mike  
1050 E CARDINAL LN  
MT PROSPECT IL  
60056



Doc#: 0603927117 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2006 02:46 PM Pg: 1 of 4

Name and Address of Taxpayer:

STANLEY MIKA  
1050 E CARDINAL LN  
MT PROSPECT IL  
60056

THIS INDENTURE, made this January 30, 2006 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated July 26, 2004, and known as Trust Number 11-5987, Party of the First Part, and, Stanley Mika and Elizabeth Mika, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Party of the Second Part, not as tenants in common, but as JOINT TENANTS with the right of survivorship, the following described real estate situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION See attached Exhibit 'A'

together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said Party of the Second Part forever, not in tenancy in common, but in Joint Tenancy with the right of survivorship.

Property Address 4300 N Knox Avenue, Chicago, IL 60641  
PIN # 13-15-306-027-0000

**P.N.T.N.**

This deed is executed by the Party of the First Part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. SUBJECT, HOWEVER, to; the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; buildings, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any, easements of record, if any; and rights and claims of parties in possession.



**UNOFFICIAL COPY****EXHIBIT "A"**

THOSE PARTS OF LOTS 1 AND 2 IN BLOCK 5 AND THE VACATED STREET LYING EASTERLY OF SAID LOTS IN DICKINSONS SUBDIVISION OF THAT PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY'S LANDS (EXCEPT THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILWAY CO.) DESCRIBED AS FOLLOWS:

BEGINNING AT THE ANGLE IN THE WEST LINE OF NORTH KNOX AVENUE AS DEDICATED BY PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON PARALLEL 2, 1940 AS DOCUMENT 12457890 WHICH ANGLE IS LOCATED 325 84/100THS FEET SOUTH OF THE SOUTH LINE OF WEST MONTROSE AVENUE AND RUNNING THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID DEDICATED STREET A DISTANCE OF 407 FEET; THENCE SOUTHWESTERLY ALONG A LINE PERPENDICULAR TO SAID WESTERLY LINE A DISTANCE OF 130 FEET TO A POINT 23 FEET (MEASURED PERPENDICULARLY) NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILWAY CO. ; THENCE SOUTHEASTERLY A DISTANCE OF 60 30/100THS FEET TO A POINT ON A LINE 17 FEET MEASURED PERPENDICULARLY NORTHEASTERLY FROM AND PARALLEL TO THE AFOREMENTIONED NORTHEASTERLY LINE OF THE RIGHT OF WAY. THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 418 87/100THS FEET TO ITS POINT OF TANGENCY WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 377.56 FEET AND CONVEX WESTERLY WHICH ARC IS ALSO TANGENT TO A LINE 2 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1 IN BLOCK 5 AND THE WEST LINE OF LOT 2 IN BLOCK 6 IN THE HEREINBEFORE MENTIONED SUBDIVISION; THENCE CONTINUING NORTHWESTERLY ALONG SAID ARC OF A CIRCLE A DISTANCE OF 71.02 FEET AND THENCE NORTHEASTERLY A DISTANCE OF 131.23 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4300 N. Knox, Chicago, IL

PERMANENT INDEX NUMBERS: 13-15-306-027-0000

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-20, 2006  
Signature: Elizabeth Miles

Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 2 day of FEBRUARY, 2006



Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2-20, 2006  
Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 2 day of FEBRUARY, 2006



Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)