



Doc#: 0609343112 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/03/2006 09:03 AM Pg: 1 of 3

Property Address:
4330 N. Neva, Unit #404
Norridge, IL 60706

TRUSTEE'S DEED
(Joint Tenancy)

NW 5962094 107 2 Cu.

This Indenture, made this 20th day of March, 2006, 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 November 1, 2004 and known as Trust Number 13900, as party of the first part, and GREG KATSION AND BAREARA KMIEC, 1684 Channing Court, Melrose Park, IL 60160 not as tenants in common, ^{not} but as joint tenants with rights of survivorship as party(ies) of the second part.

but as tenants by the entirety ← husband & wife

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 convey and quit claim unto the said party(ies) of the second part, not as tenants in common, ^{not} but as joint tenants, all interest in the following described real estate situated in Cook County, Illinois, to wit: → but as tenants by the entirety.

3

See Exhibit A for Legal Description and PIN

together with the tenements and appurtenances thereunto belonging.

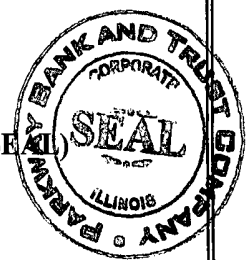
This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices, encumbrances of record, and additional conditions, if any on the reverse side hereof.

DATED: 20th day of March, 2006.

Parkway Bank and Trust Company,
as Trust Number 13900

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

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



BOX 333-CT1

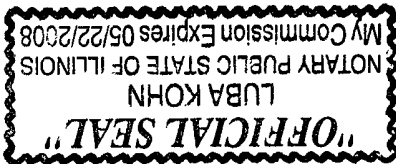
UNOFFICIAL COPY

This instrument was prepared by: Jo Ann Kubinski
Parkway Bank & Trust Company, 4800 N. Harlem Ave., Harwood Heights, IL 60706

MAIL RECORDED DEED TO:
GREG KATSON
BARBARA KMEC
4330 N. Neva, Unit #404
Norridge, IL 60706

Address of Property
4330 N. Neva, Unit #404
Norridge, IL 60706

ROBERT G. GUZZARD + ASSOCIATES, LTD
6650 N NORTHWEST HWY
SUITE 300
CHICAGO, IL 60631



Luba Kohn
Notary Public

Given under my hand and notary seal, this 20th day of March 2006.

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)

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:
UNIT 404 IN NEVA MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 58 (EXCEPT THE SOUTH 20 FEET THEREOF) AND ALL OF LOTS 59 THROUGH 67 INCLUSIVE, ALL IN PRASSAS KATSIGIANNIS GREATER HARLEM AND MONTROSE AVENUE SUBDIVISION OF THE NORTH 727.30 FEET OF THE WEST 1548.80 FEET (EXCEPT THE EAST 5 ACRES AND EXCEPT THE SOUTH 80 FEET OF THE NORTH 260 FEET OF THE WEST 158 FEET THEREOF) OF THE SOUTH 1/2 OF THE INDIAN BOUNDARY LINE OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0530127017, TOGETHER WITH IS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACES P- 65 AND G- 23 AND STORAGE SPACE S-23 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0530127017

Permanent Real Estate Index Number: 13-18-300-028-0000, 13-18-300-029-0000, 13-18-300-030-0000, 13-18-300-031-0000, 13-18-300-033-0000, 13-18-300-034-0000, 13-18-300-035-0000, 13-18-300-036-0000, 13-18-300-045-0000, 13-18-300-046-0000, and 13-18-300-050-0000

(affects underlying property)

Address of Real Estate: UNIT #404, 4330 N. NEVA AVE., NORRIDGE, ILLINOIS, 60706

subject to: (a) general real estate taxes for 2005 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) special taxes or assessments confirmed after date of purchase agreement; (c) the condominium property act; (d) terms, provisions, and conditions of the condominium documents, including all amendments and exhibits thereto; (e) condominium assessments not yet due and payable; (f) applicable zoning and building laws and ordinances; (g) unrecorded public utility easements, if any; (h) private easements, if any; (i) any recorded public easements; (j) grantee mortgage, if any; (k) plats of dedication and covenants thereon; (l) acts done or suffered by or judgments against grantee, or anyone claiming under grantee; (m) liens and other matters of title over which Chicago Title Insurance Company has insured, without cost to grantee.

Party of the First Part also hereby grants to the Party of the Second Part, his heirs, successors and or assigns, as rights and easements appurtenant to the real estate described herein, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, recorded as Document Number 0530127017, and the Party of the First Part reserves to itself, it successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

STATE OF ILLINOIS



MAR. 27. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000021349

REAL ESTATE
TRANSFER TAX

0033500

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 27. 06

REVENUE STAMP

579-200000

REAL ESTATE
TRANSFER TAX

0016750

FP 103034