

UNOFFICIAL COPY



NW5902294/26032705J
Property Address:
4330 N. Neva, Unit # 202
Norridge, IL 60706

Doc#: 0612435023 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2006 08:12 AM Pg: 1 of 3

**TRUSTEE'S DEED
(Individual)**

This Indenture, made this 17th day of April, 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 **CRISTINA MOON**, 7012 W. Montrose, Norridge, IL 60706 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 convey and quit claim 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: 17th day of April, 2006.

Parkway Bank and Trust Company,
as Trust Number 13900

By *Jo Ann Kubinski*
Jo Ann Kubinski
Assistant Trust Officer

Attest: *David F. Hyde*
David F. Hyde
Vice President



(SEAL)

396
C.F.

BOX 333-CTP

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

REVENUE STAMP

COOK COUNTY TAX

MAY -1.06

COOK COUNTY REAL ESTATE TRANSACTION TAX

FP 103034
00158.00
REAL ESTATE TRANSFER TAX

0000023097

Property of Cook County Clerk's Office

MAIL RECORDED DEED TO:
CHRISTINA MOON
Robert Gualde
6650 N. Northwest Hwy
Chicago IL 60631

Address of Property
4330 N. Neva, Unit # 202
Northridge, IL 60706

STATE OF ILLINOIS

DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

MAY -1.06

STATE IAX

FP 103032
00316.00
REAL ESTATE TRANSFER TAX

0000023001

"OFFICIAL SEAL"

LUBA KORN

NOTARY PUBLIC STATE OF ILLINOIS

My Commission Expires 05/22/2008

Notary Public

Julia Klein

Given under my hand and notary seal, this 17th day of April 2006.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jo Ann Kubinski, Assistant 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.

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

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 202 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 KATSIKIANNIS 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- 67 AND G- 21 AND STORAGE SPACE S-21 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0530127017.

Permanent Real Estate Index Numbers: 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 #202, 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) grantees 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, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.