



SA
MTC# 20070885

Doc#: 0614441044 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/24/2006 10:03 AM Pg: 1 of 3

Property Address:
6559 W. George St., Unit 318
Chicago, IL 60634

(12)

**TRUSTEE'S DEED
(Individual)**

This Indenture, made this 12th day of May, 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 September 9, 2004 and known as Trust Number 13835, as party of the first part, and THERESA // LAMONTAGNE, 6559 W. George St., Unit 318, Chicago, IL 60634 as party of the second part. *c-single woman

M.G.R. TITLE

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: 12th day of May, 2006.

Parkway Bank and Trust Company,
as Trust Number 13835

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

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



UNOFFICIAL COPY

FP326660
0022300
REAL ESTATE TRANSFER TAX

0000036650

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



MAY 23 06

STATE TAX

STATE OF ILLINOIS

FP 103042
0011150
REAL ESTATE TRANSFER TAX

0000000982

REVENUE STAMP



MAY 23 06

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

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

Mail for Bills to: Theresa J. LaMontagne 6559 W. George St. Unit 318 Chicago, IL 60634

MAIL RECORDED DEED TO: THERESA J. LAMONTAGNE 6559 W. George St., Unit 318 Chicago, IL 60634

Address of Property 6559 W. George St., Unit 318 Chicago, IL 60634

City of Chicago Dept. of Revenue 441010 05/22/2006 13:47 Batch 11847 61 Real Estate Transfer Stamp \$1,672.50



OFFICIAL SEAL LUBA KOHN NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 05/22/2008

Notary Public [Signature]

Given under my hand and notary seal, this 12th day of May 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"****PARCEL A:**

UNIT 318 IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 330.00 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE WEST 26.70 FEET OF THE SOUTH 66.0 FEET OF THE NORTH 396.0 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED COMBINED PARCELS:

PARCEL "1":

LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "2":

THAT PART OF THE 50 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 AND LYING EAST OF AND ADJOINING LOTS 118, 131, 132, AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS, TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 137 AND STORAGE SPACE 137, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105.

PIN#: 13-30-227-014-0000 & 13-20-228-012-0000 & 13-20-228-013-0000 & 13-20-228-014-0000 (AFFECTS THE UNDERLYING LAND)

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT SET FORTH IN SAID DECLARATION 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 THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.