

MERCURY TITLE COMPANY, L.L.C. N

1 cu 188

Property Address:  
6559 W. George St., Unit 405  
Chicago, IL 60634



Doc#: 0618140074 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2008 11:38 AM Pg: 1 of 3

**TRUSTEE'S DEED**  
(Joint Tenancy)

M.G.R. TITLE

This Indenture, made this 16th day of June, 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 GRAZYNA STEFANCZUK and SZCZEPAN STEFANCZUK, 6559 W. George St., Unit 405, Chicago, IL 60634 not as tenants in common, but as joint tenants with rights of survivorship as party(ies) 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(ies) of the second part, not as tenants in common, but as joint tenants, 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, encumbrances of record, and additional conditions, if any on the reverse side hereof.

DATED: 16th day of June, 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* (SEAL)  
Jo Ann Kubinski  
Assistant Trust Officer

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

451118

\$1,841.25

06/29/2006 14:23 Batch 11874 81

# UNOFFICIAL COPY

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 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.

Given under my hand and notary seal, this 16th day of June 2006.

  
Notary Public

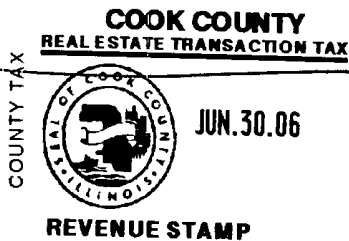


Address of Property  
6559 W. George St., Unit 405  
Chicago, IL 60634

MAIL RECORDED DEED TO:  
GRAZYNA STEFANCZUK and SZCZEPAN STEFANCZUK  
6559 W. George St., Unit 405  
Chicago, IL 60634

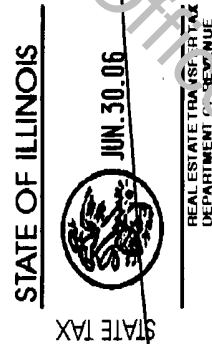
REAL ESTATE TRANSFER TAX	0024550	FP326669
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082962200 #



REAL ESTATE TRANSFER TAX
0012275
FP 103042

# 0000004117



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

**UNOFFICIAL COPY****PARCEL A:**

UNIT 405, 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 P-132 AND STORAGE SPACE S-132, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105.

PIN: 13-30-228-012-0000; 13-30-228-013-0000; 13-30-228-014-0000

PIN #: 13-30-227-014-0000

Commonly known as: 6559 WEST GEORGE STREET, UNIT 405  
CHICAGO, Illinois 60634

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE REFERRED TO 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 EASEMENTS 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.