



Doc#: 0622841051 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/16/2006 10:37 AM Pg: 1 of 3

2069360/116  
mte (1)  
Property Address:  
6559 W. George St., # 313  
Chicago, IL 60634

25

TRUSTEE'S DEED

(Joint Tenancy)

Tenants in Common

M.G.R. TITLE

This Indenture, made this 3rd day of August, 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 YOLANDA BATRES and ANTONIO <sup>not</sup>  
MENDOZA, 6559 W. George St., # 313, 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, <sup>not</sup> ~~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: 3rd day of August, 2006.

Parkway Bank and Trust Company,  
as Trust Number 13835

By [Signature]  
Diane Y. Peszynski  
Vice President & Trust Officer

Attest: [Signature] (SEAL)  
Jo Ann Kubinski  
Assistant Trust Officer

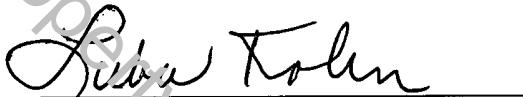


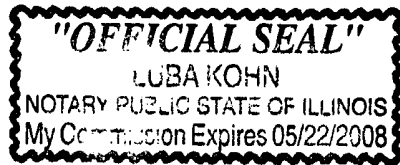
# UNOFFICIAL COPY

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 3rd day of August 2006.

  
Notary Public

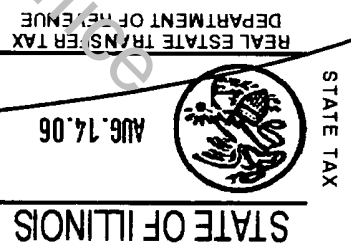
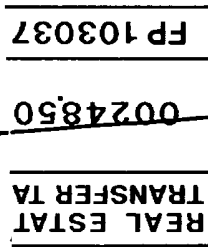
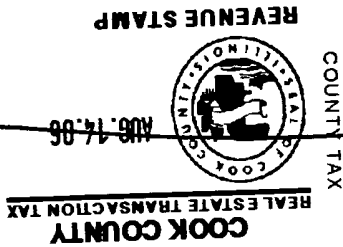
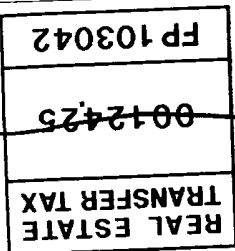


Address of Property  
6559 W. George St., # 313  
Chicago, IL 60634

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
460132 \$1,863.75  
08/14/2006 11/27 Batch 07255 65



MAIL RECORDED DEED TO:  
YOLANDA BATRES and ANTONIO MENDOZA  
6559 W. George St., # 313  
Chicago, IL 60634



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

**UNOFFICIAL COPY**

## EXHIBIT " A "

## PARCEL A:

UNIT 313, IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE FOLLOWING DESCRIBED PARCELS EXCEPT 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 ½ OF THE NORTHEAST ¼ (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 ½ OF THE NORTHEAST ¼ 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 ½ OF THE NORTHEAST ¼ (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 13, 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 AND AMENDED AS DOCUMENT 0620534081, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-119, AND STORAGE SPACE S-119 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532105 AND AMENDED BY DOCUMENT 0620534081

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 HIMSELF, 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.

## P. I. Nos.

13-30-228-012-0000 ✓  
 13-30-228-013-0000 ✓  
 13-30-228-014-0000 ✓  
 13-30-227-014-0000 ✓