



2069666/vv mtc ①

Property Address:  
6559 W. George St., Unit 408  
Chicago, IL 60634

Doc#: 0624941158 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/06/2006 02:48 PM Pg: 1 of 3

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

M.G.R. TITLE

*This Indenture* made this 25th 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 RAMON ABUSTAN and JOSPHINE  
ABUSTAN, 6559 W. George St., Unit 408, 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:

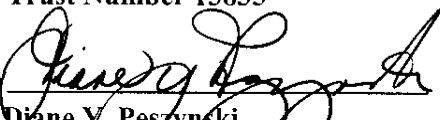
See Exhibit A for Legal Description and PIN

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: 25th day of August, 2006.

Parkway Bank and Trust Company,  
as Trust Number 13835

By   
Diane Y. Peszynski  
Vice President & Trust Officer

Attest:  (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 25th day of August 2006.

*Luba Kohn*  
 \_\_\_\_\_  
 Notary Public



City of Chicago      Real Estate  
 Dept. of Revenue      Transfer Stamp  
 464026      \$1,732.50  
 09/05/2006 10:44 Batch 07268 31



Address of Property  
 6559 W. George St., Unit 408  
 Chicago, IL 60634

MAIL RECORDED DEED TO:  
~~RAMON A. ABUSTAN and JOSEPHINE L. ABUSTAN~~  
 6559 W. George St., Unit 408  
 Chicago, IL 60634

*William Terrinas Jr.*  
*8936 Gross Point Rd, # 600*  
*Stokie, IL 60077*

COUNTY TAX

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**



SEP.-5.06

**REVENUE STAMP**

# 000000399

<b>REAL ESTATE TRANSFER TAX</b>
0011550
FP 103042

STATE TAX

STATE OF ILLINOIS



SEP.-5.06

REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 000000020

<b>REAL ESTATE TRANSFER TAX</b>
0023100
FP 103041

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

# UNOFFICIAL COPY

PARCEL A:

UNIT 408 IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

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 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 AS AMENDED BY 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-110 AND STORAGE SPACE S-110, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105 AND AS AMENDED BY DOCUMENT 0620534081.

PIN# 13-30-227-014; 13-30-228-012; 13-30-228-013; 13-30-228-014 (AFFECTS THE UNDERLYING LAND)

PIN #:

Commonly known as: 6559 WEST GEORGE STREET, UNIT 408  
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.