



Doc#: 0626342115 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2006 01:14 PM Pg: 1 of 3

TRUSTEE'S DEED
JOINT TENANCY

OF

This indenture made this 31st day of August, 2006, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 15th day of February, 2006 and known as Trust Number 8002345881, party of the first part, and JOHN NIKODIN AND SPERANTA NIKODIN, ^{husband & wife} ~~not~~ as joint tenants in common, ~~not~~ as joint tenants, whose address is: 2611 West Balmoral, Chicago, Illinois 60659, parties of the second part, ~~not~~ ^{but as tenants by the entirety}

AND

Reserved For Recorder's Office

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said parties of the second part, ~~not~~ as joint tenants, the following described real estate, situated in Cook County, Illinois, to wit: ^{but as tenants by the entirety}

ST 5091464

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION AND SUBJECT TO PROVISIONS

Property Address: 2709 West Bryn Mawr, #3, Chicago, Illinois 60659

Permanent Tax Number: 13-12-200-053-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

BEACON

CTI

Box 334

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CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: Margaret O. Drull
Assistant Vice President

State of Illinois

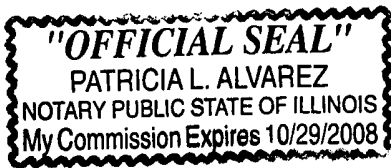
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **5th** day of **September**, 2006.

Patricia L. Alvarez
NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
181 West Madison Street
17th Floor
Chicago, IL 60602

AFTER RECORDING, PLEASE MAIL TO:

NAME BARBARA M. DEMOS
ADDRESS 4746 N. MILWAUKEE
CITY, STATE CHICAGO, IL 60630

OR BOX NO. _____

REAL ESTATE TRANSFER TAX	02587.50	FP 103033
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0000010667

SEND TAX BILLS TO:

NAME JOHN + SPERANTA NIKODIN
ADDRESS 2709 W. BRYN MAWR, UNIT 3
CITY, STATE CHICAGO IL 60659

CITY OF CHICAGO
SEP 15 06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

STATE OF ILLINOIS



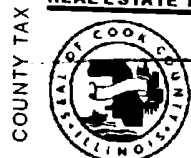
SEP. 15. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030376

REAL ESTATE TRANSFER TAX	
00345.00	
FP 103032	

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 15. 06

REVENUE STAMP

0000030484

REAL ESTATE TRANSFER TAX	
00172.50	
FP 103034	

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Legal Description

Unit #3 in the 2709 W. Bryn Mawr Condominiums as delineated on the survey of part of the following described real estate:

LOT 658 (EXCEPT THE WEST 12 FEET THEREOF) AND ALL OF LOT 657 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NUMBER 3, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF NORTHEAST ¼ AND PART OF THE NORTH ½ OF WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM ~~OWNERSHIP~~ RECORDED AS DOCUMENT NO. 0614645043 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614645043

There are no Tenants in the Unit with the right of first refusal.

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, aforesaid, 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.

Subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
10. acts done or suffered by the Grantee

PIN 13-12-200-053-0000

ADDRESS: 2709 W. Bryn Mawr, Chicago, Il 60659