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2071584/106  
MCC

Property Address:  
6560 W. Diversey Unit 611-D  
Chicago, Illinois 60707

Doc#: 0634641108 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/12/2006 12:07 PM Pg: 1 of 3

TRUSTEE'S DEED  
(Individual)

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M.G.B. TITLE

This Indenture, made this 1st day of December, 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 GABRIEL LUNA, JR. 6560 W. Diversey, Unit 611-D Chicago,  
IL 60707 as party 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 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: 1st day of December, 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

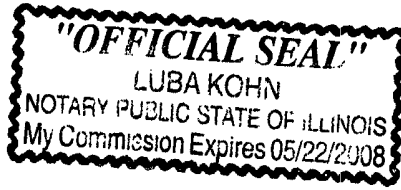
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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

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 1st day of December 2006.

*Luba Kohn*  
 Notary Public



Address of Property  
 6560 W. Diversey Unit 611-D  
 Chicago, Illinois 60707

MAIL RECORDED DEED TO:  
 GABRIEL LUNA, JR.  
 6560 W. Diversey Unit 611-D  
 Chicago, Illinois 60707

City of Chicago  
 Dept. of Revenue  
 481810  
 12/11/2006 09:54 Batch 07228 47

Real Estate Transfer Stamp  
 \$1,867.50

COUNTY TAX  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 DEC. 11.06  
 REVENUE STAMP

# 0000015584

REAL ESTATE TRANSFER TAX
0012450
FP 103042

STATE TAX  
 STATE OF ILLINOIS  
 DEC. 11.06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000004068

REAL ESTATE TRANSFER TAX
0024900
FP 103041

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

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**EXHIBIT " A "****PARCEL A:**

UNIT 611-D 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 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-67, AND STORAGE SPACE S-67, S-168 AND S-169, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105 AND AS 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 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.

**P. I. Nos.**

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