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Doc#: 0702526025 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2007 09:50 AM Pg: 1 of 4

TRUSTEE'S DEED

This Agreement, made this 16th day of January, 2007, between CLAIRE T. DANKOFF, as trustee under Trust Agreement dated January 8, 1999, and known as the CLAIRE T. DANKOFF REVOCABLE TRUST, Grantor, and PHILIP STAMATAKY and NIAMH KING, 130 S. Canal, Suite 9S, Chicago, Illinois 60606, Grantees, T, Thomas H. Stamatakis,

*not as tenants in common but as joint tenants*  
WITNESSETH: The Grantor in consideration of the sum of Ten (\$10.00) dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunder enabling, does hereby convey and warrant unto the Grantees, PHILIP STAMATAKY and NIAMH KING, as joint tenants with right of survivorship and not as tenants in common, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

See Legal Description Rider attached hereto, made a part hereof and incorporated herein

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 20-13-103-014-1033

Address of real estate: 5555 S. Everett Avenue, Unit 17C, Chicago, Illinois 60637  
IN WITNESS WHEREOF, the Grantor CLAIRE T. DANKOFF, as Trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

Claire T. Dankoff (SEAL)  
CLAIRE T. DANKOFF, as Trustee as aforesaid

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that CLAIRE T. DANKOFF, Trustee of the CLAIRE T. DANKOFF REVOCABLE TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such trustee, for

no  
RHS

2 of 2

DNV

8359892

BRACKIN

CTI

Box 334

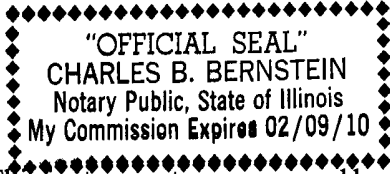
4K9

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the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of January, 2007.

My commission expires February 9, 2010.




*Charles B. Bernstein*  
 \_\_\_\_\_  
 NOTARY PUBLIC


This instrument was prepared by Charles B. Bernstein, 10 S. LaSalle St., #1400, Chicago, IL 60603.


Mail to: Robert Lattas, *ESQ.*  
 118 N. Aberdeen  
 Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:  
 Philip Stamatakis and Niamh King  
 5555 S. Everett Avenue, #17C  
 Chicago, IL 60637

*Property of Cook County Clerk's Office*

STATE OF ILLINOIS  
 STATE TAX  
  
 JAN. 19.07  
 # 0001100200  
 REAL ESTATE TRANSFER TAX  
 00475.00  
 FP 102808  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 JAN. 19.07  
 # 0000100036  
 REAL ESTATE TRANSFER TAX  
 00237.50  
 FP 102802  
 REVENUE STAMP

CITY OF CHICAGO  
 CITY TAX  
  
 JAN. 19.07  
 # 0000014262  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 REAL ESTATE TRANSFER TAX  
 03562.50  
 FP 102805

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LEGAL DESCRIPTION RIDER ATTACHED TO, MADE A PART OF AND INCORPORATED IN TRUSTEE'S WARRANTY DEED DATED JANUARY 16, 2007, FROM CLAIRE T. DANKOFF, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 8, 1999, AND KNOWN AS THE CLAIRE T. DANKOFF REVOCABLE TRUST, GRANTOR, AND PHILIP STAMATAKY AND NIAMH KING, GRANTEEES

UNIT NO. C-17 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THE WEST 160 FEET OF THE SOUTH 148 FEET 4 INCHES (EXCEPT THE WEST 71 FEET OF THE NORTH 4 FEET 4 INCHES OF THE SAID SOUTH 148 FEET 4 INCHES) OF THAT PART OF BLOCK 3 IN THE EAST END SUBDIVISION OF SECTIONS 12 AND 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF EVERETT AVENUE AS WIDENED;

ALSO

THE SOUTH 35 FEET 6 INCHES OF THE WEST 160 FEET 6 INCHES OF THE SOUTH 148 FEET 4 INCHES (EXCEPT THE WEST 71 FEET OF THE NORTH 4 FEET 4 INCHES OF SAID SOUTH 148 FEET 4 INCHES OF THAT PART OF BLOCK 3 AFORESAID, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 24961 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 20616365 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). IN COOK COUNTY, ILLINOIS

Subject to:

TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD

(A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 16, 1968 AS DOCUMENT 20616365 AND AS AMENDED FROM TIME TO TIME.

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT.'

EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 16 FEET OF LAND.

EASEMENT IN PERPETUITY FOR LIGHT, AIR, INGRESS AND EGRESS AND FOR DRIVEWAY PURPOSES AND NO OTHER PURPOSES, OVER, UPON AND ACROSS THE

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WEST 71 FEET OF NORTH 16 FEET OF SOUTH 144 FEET OF LAND AND FOR THE USE OF OWNERS OF LOTS OR PARCELS OF LAND COMPRISING WEST 160 FEET OF SOUTH 220 FEET OF THAT PART OF BLOCK 3 IN EAST END SUBDIVISION AFORESAID AND LYING EAST OF THE EAST LINE OF EVERETT AVENUE AS WIDENED, ESTABLISHED BY DEED FROM FIFTY SIX AND EVERETT BUILDING CORPORATION TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 16, 1924 AND RECORDED DECEMBER 17, 1924 AS DOCUMENT 8711069 AND ALSO CONTAINED IN PLAT RECORDED MARCH 4, 1924 AS DOCUMENT 9568988 AND CONTAINED IN SUBSEQUENT DEEDS.

IT APPEARS FROM INSTRUMENT RECORDED AS DOCUMENT 18240483 THAT THE LAND IS LOCATED WITHIN THE HYDE PARK KENWOOD NEIGHBORHOOD REDEVELOPMENT AREA ESTABLISHED PURSUANT TO THE PROVISIONS OF THE NEIGHBORHOOD TO THE PROVISIONS OF THE NEIGHBORHOOD REDEVELOPMENT CORPORATION ACT.

EASEMENT IN FAVOR OF COMCAST OF ILLINOIS III INC., AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 0517241124.

COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS.