

UNOFFICIAL COPY



Doc#: 0919712115 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/16/2009 01:33 PM Pg: 1 of 3

TRUSTEE'S

DEED

29035069
PK CA 8008031

Above Space for Recorder's Use Only

This AGREEMENT, made this _____ day of JULY, 2009, between

SCOTT K. KUBES, as successor trustees under a Trust Agreement dated the 13th day of January, 1993 and known as the ELAINE D. KUBES LIVING TRUST as Grantor conveys to Grantee(s): Christopher Troken, Alexander Troken, and Eric Troken, not as tenants in common but as joint tenants with the right of survivorship
6491 N. Caldwell Avenue, Chicago, IL 60646

* AND EUGENE B. TROKEN
AND MARY TROKEN

WITNESSES: The Grantor in consideration of the sum of TWO HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$ 285,000.00), the receipt and sufficiency of which 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 hereunto enabling, does hereby convey a quitclaim unto the Grantee(s), in fee simple, the following described real estate situated in the County of COOK, and State of ILLINOIS, to Wit:

[LEGAL DESCRIPTION ATTACHED]

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

Subject to all easements, covenants, and restrictions of record; and Second Installment 2008 real estate taxes and subsequent years. Property is being sold in "as is" condition.

343

Property Address: 7061 W. Touhy Avenue, #301, Niles, IL 60714

Permanent Real Estate Index Number(s): 10-31-100-021-1011

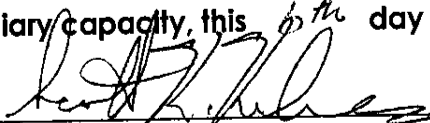
VILLAGE OF NILES REAL ESTATE TRANSFER TAX	
717100	
7061 W. Touhy #301	
17517	\$ 864.00

BOX 333-CP

UNOFFICIAL COPY

This conveyance is made without warranty, express or implied, and is made by him in his stated fiduciary capacity and on condition he shall have no liability in his individual capacity on any agreement, warranty or indemnity herein contained, or implied. Any recourse under and by virtue of this deed, if any, shall be against the trust only.

IN WITNESS WHEREOF, the Grantor, as trustees as aforesaid, hereunto has signed in his duly authorized fiduciary capacity, this 6th day of JULY, 2009.

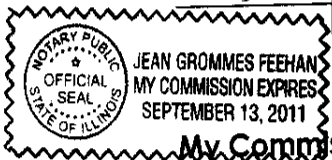


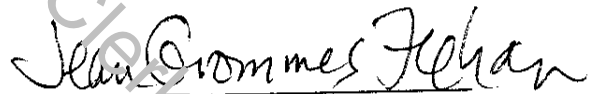
Scott K. Kubes, successor trustee

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SCOTT K. KUBES, personally known to me to be the successor trustee of the ELAINE D. KUBES trust dated January 13, 1993, whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he has signed and delivered the same instrument in his capacity as successor trustee of the trust estate as aforesaid, for the uses and purposes therein set forth including any waiver of the right of homestead.

GIVEN under my hand and official seal, this 6th day of July, 2009.





Notary Public

THIS INSTRUMENT PREPARED BY: Jean Grommes Feehan, Attorney at Law,
6525 N. Nokomis Avenue, Lincolnwood, IL 60712

SEND SUBSEQUENT TAX BILLS TO:

CHRISTOPHER TROKEN
7061 W TOWN AV. #301
NILES IL 60714

RETURN RECORDED INSTRUMENT TO:

JOSEPH LAZARA
7246 W TOWN AV
CHICAGO IL 60631

STATE OF ILLINOIS



JUL 14.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000055500

REAL ESTATE TRANSFER TAX
00288.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL 14.09

REVENUE STAMP

0000055592

REAL ESTATE TRANSFER TAX
00144.00
FP 103034

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LEGAL DESCRIPTION

PARCEL 1:

UNITS 301 IN THE 7061 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96583057, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 680.17 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 150.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 220.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 107.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 220.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 107.67 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 25, 2000 AS DOCUMENT NUMBER 00284879 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACES P61 AND 47 AND STORAGE SPACE S61, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00284879.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484 AS AMENDED FROM TIME TO TIME.

Common address: 7061 W. Touhy Avenue, # 301, Niles, IL 60712

PIN: 10-31-100-021-1011