

# UNOFFICIAL COPY

Doc#: 1715855002 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2017 10:17 AM Pg: 1 of 3

Dec ID 20170601668245  
ST/CO Stamp 1-708-034-496 ST Tax \$215.00 CO Tax \$107.50

## TRUSTEE'S DEED

### MAIL TO:

Linda & Robert Stulac  
6801 N. Milwaukee Ave - #206  
Niles, IL 60714

### NAME/ADDRESS OF TAXPAYER:

Linda & Robert Stulac  
6801 N. Milwaukee Ave - #206  
Niles, IL 60714

THIS INDENTURE, made this 16th day of May, 2017, between PHILIP STAVRIDES and DIANE SWARD, as Successor Co-Trustees of The HARRY STAVRIDES AND ALICE STAVRIDES JOINT TENANCY TRUST dated March 5, 2007, GRANTORS; and ROBERT STULAC and LINDA STULAC; GRANTEES

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations Grantee, the following described interest in real estate described as follows:

### SEE ATTACHED LEGAL DESCRIPTION

Property Address: 6801 N. MILWAUKEE AVE. - #206, NILES, ILLINOIS 60714  
Parcel Number: 10-31-213-067-1008

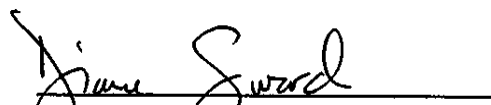
This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed(s) in Trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned.

SUBJECT TO: General real estate taxes not due and payable; covenants, conditions, restrictions of record, building lines and easements, if any, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 22<sup>nd</sup> day of May, 2017

DATED this 17<sup>th</sup> day of May, 2017

  
PHILIP STAVRIDES

  
DIANE SWARD

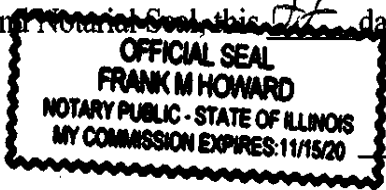
17SA3719469PK

# UNOFFICIAL COPY

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 **Philip Stravrides**, as Successor Co-Trustee of The Harry Stavrides and Alice Stavrides Joint Tenancy Trust dated March 5, 2007, personally known to me to be the same person who appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 22 day of May 2017.

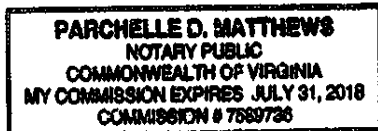


*[Signature]*  
Notary Public

STATE OF VIRGINIA )  
 )  
COUNTY OF FAIRFAX )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Diane Sward**, as Successor Co-Trustee of The Harry Stavrides and Alice Stavrides Joint Tenancy Trust dated March 5, 2007, personally known to me to be the same person who appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 17<sup>th</sup> day of MAY 2017.



*[Signature]*  
Notary Public

Deed prepared by:

Send tax bill to:

FRANK M. HOWARD  
700 Busse Highway  
Park Ridge, IL 60068

ROBERT & LINDA STULAC  
6801 N. Milwaukee - #206  
Niles, IL 60714

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Act.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
Buyer(s)

# UNOFFICIAL COPY

**PARCEL 1:**

UNIT 206 IN EAGLE POINT OF NILES CONDOMINIUM I, AS DELINEATED ON THE SURVEY OF PART OF LOT 2 IN PRZYBYLO'S EAGLE POINT RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST FRACTIONAL HALF OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED JUNE 27, 2002 AS DOCUMENT 0020716441, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-28 AND INDOOR STORAGE SPACE S-28, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED JUNE 27, 2002 AS DOCUMENT 0020716441.

**PARCEL 3:**

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO EAGLE POINT CONDOMINIUMS MASTER ASSOCIATION RECORDED JUNE 27, 2002 AS DOCUMENT 0020716440 AS AMENDED FROM TIME TO TIME.

