

UNOFFICIAL COPY

This instrument prepared by:
Curtis Eric Edlund
444 N. Northwest Highway, #155
Park Ridge, IL 60068

Doc#: 1833206074 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/28/2018 12:18 PM Pg: 1 of 2

Mail future tax bills to:
Eileen Gallagher
6701 N. Milwaukee Ave., Unit 404
Niles, IL 60714

Dec ID 20181101639557
ST/CO Stamp 2-121-560-736 ST Tax \$215.00 CO Tax \$107.50

Mail this recorded instrument to:
Julia Bruce
5923 N. Keating
Chicago, IL 60646

180215100204

TRUSTEE'S DEED

This Indenture, made this 20th day of November, 2018, between Marianne Janesku as Trustee of the Alice M. Davis Declaration of Trust dated February 12, 2002 under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated February 12, 2002, and known as the Alice M. Davis Declaration of Trust, party of the first part, and Eileen Gallagher of 7106 N. Melvina Ave., Chicago, Illinois 60646, 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 considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

UNIT NUMBER 401 IN THE BUNKER HILL CLUB COND OMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: THAT PART OF LOTS 3, 5, AND 6 IN THE SUBDIVISION OF WILLIAM KOLB'S FARM, BEING LOTS 3, 4, 9, 10, 11, 12, 17 AND 18 OF R.K. SWIFT'S SUBDIVISION OF VICTORIA POTHIER'S RESERVE, AND PARTS OF LOTS 2, 3, AND 4 OF THE ASSESSOR'S DIVISION OF THE SOUTHEAST ¼ OF SECTION 31 ALL IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 5 AND THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE; PROCEED NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 5, 125.0 FEET TO A POINT; THENCE PROCEED NORTHWESTERLY ALONG A LINE 125.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE, 320.0 FEET TO A POINT DESIGNATED BY AN IRON PIPE WHICH IS 8.07 FEET SOUTHWESTERLY OF AND ON LINE WITH COOK COUNTY F.P.D. MARKER NUMEBR 116; THENCE NORTH 24 DEGREES 25 MINUTES EAST IN A STRAIGHT LINE FORMING AN ANGLE OF 123 DEGREES 12 MINUTES WITH A LINE THAT IS 125.0 FEET NORTHEASTERLY OF AND PARALLEL TO SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE (TURNED FROM SOUTHEAST TO NORTHEAST), 746.47 FEET TO A POINT DESIGNATED BY COOK COUNTY F.P.D. MARKER NUMBER 117; THENCE NORTH 15 DEGREES 04 MINUTES EAST, 203.44 FEET TO COOK COUNTY F.P.D. MARKER NUMBER 118; THENCE NORTH 75 DEGREES 25 MINUTES WEST 115.08 FEET TO COOK COUNTY F.P.D. MARKER NUMBER 119; THENCE SOUTH 42 DEGREES 57 MINUTES WEST, 147.90 FEET TO COOK COUNTY F.P.D. MARKER NUMBER 120; THENCE SOUTH 85 DEGREES 09 MINUTES WEST, 160.32 FEET TO COOK COUNTY F.P.D. MARKER NUMBER 121; THENCE NORTH 21 DEGREES 02 MINUTES WEST, 124.26 FEET TO COOK COUNTY F.P.D. MARKER NUMBER 122; THENCE NORTH 78 DEGREES 17 MINUTES WEST, 276.85 FEET TO COOK COUNTY F.P.D. MARKER NUMBER 123; THENCE PROCEED SOUTHWESTERLY ALONG A LINE THAT IS 50.0 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 6, 266.80 FEET TO THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE THENCE PROCEED SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE TO THE PLACE OF BEGINNING, EXCEPT IN FROM THE ABOVE DESCRIBED TRACT ALL THAT PART LYING SOUTHEASTERLY OF A LINE 250.0 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 6 IN THE SUBDIVISION OF WILLIAM KOLB'S FARM BEING LOTS 3, 4, 9, 10, 11, 12, 17 AND 18 OF R.K. SWIFT'S SUBDIVISION OF VICTORIA POTHIER'S RESERVE, AND PARTS OF LOTS 2, 3 AND 4 OF THE ASSESSOR'S DIVISION OF THE SOUTHEAST ¼ OF SECTION 31, ALL IN TOWNSHIP 41 NORTH, RANGE

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13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF LOT 6 WITH THE EAST LINE OF MILWAUKEE AVENUE; THENCE SOUTHEASTERL ALONG SAID STREET 50 FEET; TO THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTHWESTERLY ALONG SAID LINE, 250 FEET TO THE POINT OF BEGINNING, (EXCEPTING FROM THE ABOVE DESCRIBED TRACT THE SOUTHWESTERLY 100 FEET THEREOF AS MEASURED ON THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF SAID TRACT) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY TRUST 10332 RECORDED SEPTEMBER 21, 1993 AS DOCUMENT 93756546 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 63 AND STORAGE PSACE NO. 24 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY OF CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 93756546.

Permanent Index Number(s): 10-31-401-042-1024

Property Address: 6701 N. Milwaukee Ave., Unit 404, Niles, IL 60714

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

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 or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Marianne Janesku
Trustee

Trustee

STATE OF ILLINOIS)

COUNTY OF COOK) SS

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX

11/20/18 #404

6701 N. Milwaukee

25241 \$1045.00

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Marianne Janesku as Trustee of the Alice M. Davis Declaration of Trust dated February 12, 2002, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 20th day of November, 2018.

CARRIE ANNE GROELLER
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 26, 2021

Notary Public