

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**TRUSTEE'S DEED**  
**ILLINOIS STATUTORY**

Doc#. 2211713066 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/27/2022 04:06 PM Pg: 1 of 3

Dec ID 20220301649105  
ST/CO Stamp 0-705-502-608 ST Tax \$217.50 CO Tax \$108.75

**Chicago Title**  
**22GSA179159LP**

THE GRANTOR, **Michael T. Nash, Successor Trustee of the Annie T. Nash Trust** dated July 22, 2004 and pursuant to the power and authority granted to him in said Trust Agreements, for and in consideration of ten and no/100 dollars (\$10.00) in hand paid, and in his capacity as Trustee does hereby grant, sell and convey to:

**Robert Klein and Eleonore Klein, husband and wife**  
of 5128 Harvest Moon Lane Las Vegas, NV 89107

Not as tenants in common, not as joint tenants, but **AS TENANTS BY THE ENTIRETY** all right, title and interest in the following described Real Estate situated in the County Cook, Village of Niles, in the State of Illinois, to wit:

**Legal description attached hereto as Exhibit "A"**

**Permanent Real Estate Index Number(s): 10-31-213-067-1006**

**Address(es) of Real Estate: 6801 N. Milwaukee Ave., Unit 204, Niles, IL 60714**

**SUBJECT TO:** General taxes for the year of 2021(second installment) and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

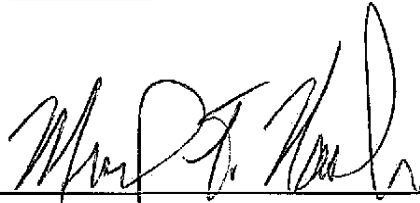
**TO HAVE AND TO HOLD** the above granted premises unto the grantees forever.

VILLAGE OF NILES	
REAL ESTATE TRANSFER TAX	
3/15/22	
6801 Milwaukee #204	
28178	\$ 654.00

*Trustees Deed*

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Dated this 14 day of March, 2022



**Michael T. Nash, Successor Trustee of the  
Annie T. Nash Trust dated July 22, 2004**


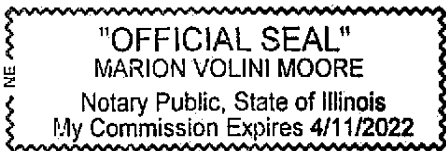
STATE OF IL

COUNTY OF Cook ss.

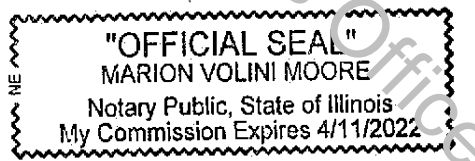
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Michael T. Nash, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of March, 2022

  
(Notary Public)

**Prepared By:** Marion Volini Moore  
Attorney at Law  
1055 W. Bryn Mawr Ave. Suite G  
Chicago, IL 60660



**Mail To:**

Bradford Miller Law  
10 S. LaSalle #2920  
Chicago, IL 60603

**Name & Address of Taxpayer:**

Robert Klein  
6801 N. Milwaukee #204  
Niles, IL 60714

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## LEGAL DESCRIPTION

Order No.: 22GSA179159LP

For APN/Parcel ID(s): 10-31-213-067-1006

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PARCEL 1:

UNIT 204 IN EAGLE POINT OF NILES CONDOMINIUM I, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 55 DEGREES 13 MINUTES 17 SECONDS, WEST 432.44 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE SOUTH 37 DEGREES 0 MINUTES 22 SECONDS EAST, 170.45 FEET; THENCE SOUTH 52 DEGREES 59 MINUTES 38 SECONDS WEST, 22.00 FEET; THENCE SOUTH 37 DEGREES 0 MINUTES 22 SECONDS EAST, 240.00 FEET; THENCE SOUTH 52 DEGREES 59 MINUTES 38 SECONDS WEST, 29.78 FEET; THENCE SOUTH 37 DEGREES 0 MINUTES 22 SECONDS EAST, 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 37 DEGREES 0 MINUTES 10 SECONDS EAST 103.15 FEET; THENCE SOUTH 15 DEGREES 29 MINUTES 20 SECONDS WEST 9.88 FEET; THENCE SOUTH 52 DEGREES 59 MINUTES 40 SECONDS WEST 196.42 FEET; THENCE NORTH 37 DEGREES 0 MINUTES 20 SECONDS WEST, 109.17 FEET; THENCE NORTH 52 DEGREES 59 MINUTES 40 SECONDS EAST, 201.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED JUNE 27, 2002 AS DOCUMENT 0020716441 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 P33 AND INDOOR STORAGE SPACE S33 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORSAID 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.