



Doc#: 0421929336
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 08/06/2004 02:43 PM Pg: 1 of 5

TRUSTEE'S DEED

THE GRANTOR, Janyce Kiplinger Kado, as sole successor Trustee of the CANDICE A. KIPLINGER 2002 IRREVOCABLE TRUST DATED AUGUST 21, 2002, of the City of Los Altos, and State of California for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, and in pursuance of the power and authority vested in the Grantor as trustee of the above-described trust, CONVEY and QUIT CLAIM to GRANTEE, Janyce Kiplinger Kado, married to Timothy Kado, of the City of Los Altos, State of California, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Legal Description:

SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Number: 17-04-50-043-1091 (Unit 1403)

Address of Real Estate: 21 W. Chestnut, Unit 1403, Chicago, Illinois 60610

NO CONVEYANCE TAX IS DUE AS THIS IS A CONVEYANCE FOR NO CONSIDERATION.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal as of this 16th day of June, 2004.

Janyce Kiplinger Kado, trustee
Janyce Kiplinger Kado, sole successor Trustee

Box 3333

8231071 CTIC Janyce Kado
305

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STREET ADDRESS: 21 WEST CHESTNUT STREET UNIT #1403
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 17-04-450-043-1091

LEGAL DESCRIPTION:

PARCEL A:

UNIT 1403 IN THE 21 WEST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARCEL 1: LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNEILL'S ADDITION TO CHICAGO OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PARCEL 2: THE NORTH 10 FEET OF WEST. PEARSON STREET LYING WEST OF A LINE DRAWN 39.60 FEET, MORE OR LESS, WEST OF THE WEST LINE OF NORTH STATE STREET AND EAST OF A LINE 218.10 FEET MORE OR LESS, WEST OF THE WEST LINE OF SAID NORTH STATE STREET LYING SOUTH OF AND ADJOINING LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNEILL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 26, 1999 AS DOCUMENT NUMBER 99296268; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-90, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID RECORDED AS DOCUMENT 99296268, AS AMENDED FROM TIME TO TIME.

PARCEL C:

UNIT PARKING SPACE P-39 IN THE 21 WEST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARCEL 1: LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNEILL'S ADDITION TO CHICAGO OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE, 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTH 10 FEET OF WEST. PEARSON STREET LYING WEST OF A LINE DRAWN 39.60 FEET, MORE OR LESS, WEST OF THE WEST LINE OF NORTH STATE STREET AND EAST OF A LINE 218.10 FEET MORE OR LESS, WEST OF THE WEST LINE OF SAID NORTH STATE STREET LYING SOUTH OF AND ADJOINING LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNEILL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 26, 1999 AS DOCUMENT NUMBER 99296268; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

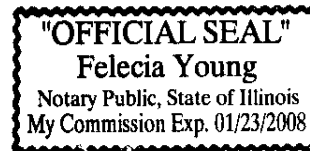
UNOFFICIAL COPY

State of Illinois)
)SS.
County of DeKalb)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Janyce Kiplinger Kado, sole successor trustee of the CANDICE A. KIPLINGER 2002 IRREVOCABLE TRUST DATED AUGUST 21, 2002, 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of June, 2004.

Felecia Young
Notary Public
My commission expires 1/23/08



EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45 REAL ESTATE TRANSFER TAX LAW

6 16 04
Date

Molly Ward
Signature

This instrument was prepared by and after recording mail to:

Molly Ward, Esq.
Chuhak & Tecson, P.C
30 S. Wacker Drive, 26th Floor
Chicago, Illinois 60606

Send subsequent tax bills to:

Janyce Kiplinger Kado
214 Covington Road
Los Altos, California 94024

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Legal Description Exhibit "A"

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PARCEL B :

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-90, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID RECORDED AS DOCUMENT 99296268, AS AMENDED FROM TIME TO TIME.

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: June 16, 2004

Signature:

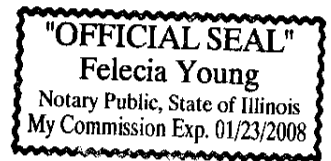
James Evangelista Kedo, trustee
Grantor or Agent

SUBSCRIBED and SWORN to before me this 16th day of June, 2004.

Notary Public

My commission expires:

Felecia Young
1/23/08



The grantees or their agent affirm, that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: June 16, 2004

Signature:

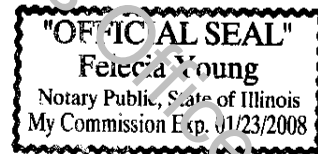
James Evangelista Kedo
Grantee or Agent

SUBSCRIBED and SWORN to before me this 16th day of June, 2004.

Notary Public

My commission expires:

Felecia Young
1/23/08



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]