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TRUSTEE'S DEED
(Illinois)



Doc#: 0515714281
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/06/2005 02:10 PM Pg: 1 of 5

Above Space for Recorder's use only

THIS AGREEMENT, made this 31st day of May, 2005, between CAROL G. BASCH, AS TRUSTEE OF THE CAROL G. BASCH QUALIFIED PERSONAL RESIDENCE TRUST DATED FEBRUARY 8, 2001, Grantor, and EDEN TAKHSH and LESLEY J.C. COWAN, husband and wife, Grantees, of Chicago, Illinois, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY.

WITNESSES: The Grantor in consideration of the sum of Ten (\$10.00) Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, does hereby convey and warrant unto the Grantees, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE EXHIBIT "A" ATTACHED HERETO.

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

Subject to: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2004 and subsequent years; the mortgage or trust deed of the Grantees, if any.

Permanent Real Estate Index Number: 17-10-202-083-1020

Address of Real Estate: 680 North Lake Shore Drive, Unit 521 Chicago, Illinois 60611

IN WITNESS WHEREOF, the Grantor, Carol G. Basch, as Trustee as aforesaid, hereunto sets her hand and seal the day and year first above written.

CAROL G. BASCH, AS TRUSTEE OF THE CAROL G. BASCH QUALIFIED PERSONAL RESIDENCE TRUST DATED FEBRUARY 8, 2001

Box 400-CTCC

Carol G. Basch


Carol G. Basch, as Trustee

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

STATE TAX

STATE OF ILLINOIS



JUN.-3.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000002922	REAL ESTATE TRANSFER TAX
	00775.00
	FP 103024

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol G. Basch, as Trustee of the Carol G. Basch Qualified Personal Residence Trust dated February 8, 2001, 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 in her capacity as Trustee, 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 31st day of May, 2005.



[Signature]
 NOTARY PUBLIC

Commission expires: August 22, 2006

Impress
 Notary Seal


This instrument was prepared by: David T. Cellitti, Dykema Gossett Rooks Pitts PLLC, 10 South Wacker Drive, Suite 2300, Chicago, Illinois 60606

MAIL TO:
 Rodney F. Reeves
 Law Offices of Rodney F. Reeves
 19 South LaSalle Street, Suite 1000
 Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
 Eden Takhsh and Lesley J.C. Coyan
 680 North Lake Shore Drive, Unit 521
 Chicago IL 60611

COUNTY TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX



JUN.-3.05


0000000890

REAL ESTATE TRANSFER TAX
00387.50
FP 103022

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



JUN.-3.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001843

REAL ESTATE TRANSFER TAX
05812.50
FP 103023

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT NO. 521, IN 680 TOWER RESIDENCE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

LOT 2 IN PAUL'S SUBDIVISION OF THE LAND, PROPERTY AND SPACE OF LOTS 5 AND 6 AND THE TRACT MARKED "ALLEY" LYING BETWEEN SAID LOTS 5 AND 6 OF COUNTY CLERK'S DIVISION OF THE UNSUBDIVIDED ACCRETIONS LYING EAST OF AND ADJOINING THE SUBDIVIDED PARTS OF BLOCKS 43, 44 AND 54 WITH OTHER LANDS IN KINZIE'S ADDITION TO CHICAGO, ILLINOIS IN THE NORTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPTING FROM SAID LOT 2 THAT PART THEREOF, BEING THE PROPERTY AND SPACE AT THE SECOND FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID SECOND FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.501 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE THIRD FLOOR IN SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET, AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH MC CLURG COURT, AND ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH MC CLURG COURT AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES:

WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING FROM SAID LOT 2 THAT PART THEREOF BEING THE PROPERTY AND SPACE AT THE THIRD FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.50 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID THIRD FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 62.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE FOURTH FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES:

WEST 25.17 FEET; NORTH 11.31 FEET; WEST 10.04 FEET; NORTH 29.32 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 15.76 FEET; EAST 6.45 FEET; NORTH 18.31 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING ALSO COMPRISED OF LOTS 9 AND 23, AND THOSE PORTIONS OF LOT 7 IN PAUL'S SUBDIVISION AFOREMENTIONED, BEING THE PROPERTY AND SPACE AT THE SIXTH AND SEVENTH FLOOR LEVELS OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 86.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID SIXTH FLOOR OF SAID BUILDING) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 110.53 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE EIGHTH FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 7 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER OF SAID LOT 7 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED AND RUNNING THENCE ALONG PARALLEL WITH THE EAST LINE OF NORTH MC CLURG COURT, AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES;

WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING, SAID RANGE LINE HEREIN MENTIONED BEING A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF EAST ERIE STREET AND WHICH INTERSECTS SAID NORTH LINE AT A POINT 83.95 FEET EAST FROM THE NORTHEAST CORNER OF EAST ERIE STREET AND NORTH MC CLURG COURT, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26912811 AND AS AMENDED, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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PARCEL 2

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 26320245, AS AMENDED, IN COOK COUNTY, ILLINOIS.

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