



Doc#: 0707942107 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/20/2007 10:27 AM Pg: 1 of 2

**TRUSTEE'S DEED  
Statutory (ILLINOIS)  
(Trust to Individual)**

THIS INDENTURE,  
made this 13<sup>th</sup> day of March, 2007,  
between Michael P. Polsky, not individually, but as  
Trustee of the Michael P. Polsky Declaration of Trust  
Dated January 13, 2004, Grantor,  
and Frank Nisenboim,  
Grantee, WITNESSETH that  
Grantor, in consideration of the  
sum of ten dollars (\$10.00), the  
receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor and of  
every other power and authority the Grantor hereunto enabling, does hereby convey unto the Grantees, in fee simple,  
the Grantor's interest, in the following described real estate, situated in the County of Cook and State of Illinois, to  
wit:

(Above for Recorder's Use Only)

See Legal Description attached hereto

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

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number: 17-03-101-027-1069  
Address of Real Estate: 1515 N. Astor, Unit 10 C, Chicago, Illinois 60611

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, has hereunto set his hand and seal the day and year  
first above written.

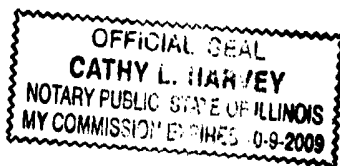
*Michael P. Polsky*  
\_\_\_\_\_  
As Trustee as Aforesaid  
MICHAEL P. POLSKY

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  
Michael P. Polsky, 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 he signed, sealed and delivered the said instrument as his  
free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 3 day of MAR, 2007

*Cathy L. Harvey*  
\_\_\_\_\_  
NOTARY PUBLIC



City of Chicago     Real Estate  
Dept. of Revenue     Transfer Stamp  
497108     \$6,937.50  
03/14/2007 14:57 Batch 07281 54



*Box 334*

*2/12*

*57-072107-155  
575095234  
2/12*

**UNOFFICIAL COPY****Legal Description**

UNIT 10-C AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL):

THE NORTH 5 FEET OF LOT 22 AND ALL OF LOTS 23, 24, 25 AND 26 AND THE SOUTH 10 FEET OF LOT 27 IN THE RESUBDIVISION BY THE CATHOLIC BISHOP OF CHICAGO AND VICTOR F. LAWSON OF BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN THE NORTH ½ OF FRACTIONAL 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 DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 22254, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20694787 AND AMENDED BY DOCUMENT NUMBERS 20845086, 20951913, 20972749, 2116499, 21544565 AND 21877045, TOGETHER WITH ITS AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 17-03-101-027-1069

Address of Real Estate: 1515 N. Astor, Unit 10 C, Chicago, Illinois 60610

This deed is subject to:

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:


1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Declaration of Conditions, Covenants, Easements, and Restrictions;
4. Public and utility easements;
5. Covenants, conditions, restrictions of record as to use and occupancy;
6. Applicable zoning and building laws, ordinances and restrictions;
7. ~~Roads and highways, if any;~~
8. Provisions of the Condominium Property Act of Illinois;
9. Installments due after the date of closing of assessments established pursuant to the Declaration;
10. Grantee's mortgage, and
11. acts done or suffered by the Grantee


Prepared By: David Canmann, 111W. Washington #823, Chicago, Illinois 60602

Mail to: Mr. Frank Nisenboim  
1515 N. Astor #10C  
Chicago, IL 60610

Send Subsequent Tax Bills To:

Mr Frank Nisenboim  
1515 N. Astor #10C  
Chicago, IL 60610

COUNTY TAX  REVENUE STAMP	<b>COOK COUNTY REAL ESTATE TRANSACTION TAX</b> MAR. 16.07	# 0000101314 <b>REAL ESTATE TRANSFER TAX</b>
		0046250
		FP 102802

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	<b>STATE OF ILLINOIS</b> MAR. 16.07	# 0000101080 <b>REAL ESTATE TRANSFER TAX</b>
		0092500
		FP 102808