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Doc#: 1035404187 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/20/2010 01:49 PM Pg: 1 of 5

TRUSTEE'S DEED

Above Space for Recorder's Use Only

THIS AGREEMENT, made this 21st day of September, 2010, between EDWARD O'DONNELL, as Successor Trustee of the John W. O'Donnell Living Trust dated October 12, 1989, Grantor, and BENJAMIN RHODES OF 1527 W. TOLBY, CHICAGO, IL.

WITNESSETH: The Grantor in consideration of the sum of TEN (\$10.00) dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and QUIT CLAIM unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

TO HAVE AND TO HOLD said premises, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever; subject to covenants, conditions and restrictions of record, and general taxes for the year 2009 and subsequent years.

Permanent Index Number (PIN): 14-32-221-045-1006 and 14-32-222-049-1016

Addresses of Real Estate: 1170 West Armitage, Unit 2-W, Chicago, IL
1122 West Armitage, P-7, Chicago, IL

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, have hereunto set his hands and seal the day and year first above written.


Edward O'Donnell (SEAL)
Edward O'Donnell, as Successor Trustee aforesaid

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BOX 334 CT

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STATE OF ILLINOIS

 DEC. 14. 10
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000005998

REAL ESTATE TRANSFER TAX
00290.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 DEC. 14. 10
REVENUE STAMP

8000006008

REAL ESTATE TRANSFER TAX
00145.00
FP 103034

CITY OF CHICAGO

 DEC. 14. 10
REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000008074

REAL ESTATE TRANSFER TAX
03045.00
FP 103033

Property of Cook County Clerk's Office

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STATE OF CALIFORNIA,

SS

COUNTY OF LOS ANGELES

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD O'DONNELL personally known to me to be the same person whose name 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, 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 of the State of California on the _____ day of September, 2010.

SEE ATTACHED
CALIFORNIA
ACKNOWLEDGEMENT

Commission expires _____ NOTARY PUBLIC

This instrument was prepared by: John G. Wolf, Attorney at Law, 3901 North Lincoln Avenue, Chicago, Illinois 60613

MAIL TO:

Ryan Law Group LLC
1030 W. Walthamwood #11
CHICAGO, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Benjamin Rhodes
1170 W. Armitage, Unit 2-W
Chicago, Illinois 60614

OR

Recorder's Office Box No. _____

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On Sept. 21, 2010 before me, DELIA A. WOO, NOTARY PUBLIC
(Here insert name and title of the officer)

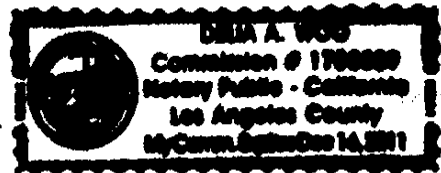
personally appeared Edward O'Donnell

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Delia A. Woo
Signature of Notary Public (Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

TRUSTEE'S DEED

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

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LEGAL DESCRIPTION

Residential Condominium Unit:

Property Address: 1170 W. Armitage, Unit 2-W, Chicago, Illinois

P.I.N.: 14-32-221-045-1006

PARCEL 1:

UNIT NUMBER 1170-2 IN 1166-70 W ARMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 28 AND 29 IN THE SUBDIVISION OF BLOCK 7 IN JAMES MORGAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92203773 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN ASSIGNMENT OF EASTMENT BY THIRD COAST DEVELOPMENT, INC., ASSIGNOR, TO RUST GILBERT, ASSIGNEE DATED AUGUST 3, 1993 AND RECORDED SEPTEMBER 14, 1993 AS DOCUMENT NUMBER 93736235 OVER THE LAND DESCRIBED THEREIN.

Parking Space Unit

Property Address: 1122 W. Armitage, Chicago, Illinois, P-7

P.I.N.: 14-32-222-049-1016

PARCEL 3:

UNIT P-7 IN THE VICTORIAN GENTLEMAN I CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 23 AND 24 (EXCEPT THE WEST 3.5 FEET OF THE NORTH 25 FEET OF LOT 24) IN BLOCK 8 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION, (TO BE KNOWN AS SUB-BLOCK 8 OF BLOCK 10 OF SHEFFIELD'S ADDITION), IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SHOWN ON EXHIBIT ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED JANUARY 3, 1995 AS DOCUMENT 95002436, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.