



Doc#: 1205942090 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/28/2012 11:03 AM Pg: 1 of 4



Chicago Title Insurance Company

**TRUSTEE'S  
DEED**

**WHEN RECORDED MAIL TO:**

Ms. Susan E. Lesus  
Attorney at Law  
511 W. Wesley Street  
Wheaton, Illinois 60187

**SEND TAX BILLS TO:**

Mr. & Mrs. Gordon Yuan  
2230 Keim Rd.  
Naperville, IL 60565

Above Space for Recorder's Use Only

The **GRANTORS**, Kelvin Gallman and Jennifer Gallman, not individually, but solely as Co-Trustees of the Kelvin & Jennifer Gallman Family Trust dated February 23, 2007, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the power and authority given to it as such Successor Trustee, hereby GRANT, SELL, and QUIT CLAIM unto the **GRANTEES**, Gordon Yuan and Jin Yuan, of 2230 Keim Road, Naperville, Illinois 60565, **NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS**, as to an equal undivided one-half interest, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

*See attached Exhibit -A-*

Property Address: 1841 S. Calumet Avenue, Unit 902, Chicago, Illinois 60605

Permanent Index Numbers: 17-22-310-015-1035 and 17-22-310-015-1353

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

This conveyance is made without warranty, express or implied, and is made by Kelvin Gallman and Jennifer Gallman, not individually, but solely as Co-Trustees of the Kelvin & Jennifer Gallman Family Trust dated February 23, 2007, and on condition that Kelvin Gallman and Jennifer Gallman shall have no liability in their individual capacities on any agreement, warranty or indemnity herein contained, or implied. Any recourse under and by virtue of this deed shall be against the Trust only.

S Y  
P H  
S N  
SC Y  
INT W

WN 7800237 / 20120505634  
1932  
10/28/12

REAL ESTATE TRANSFER		02/21/2012
	CHICAGO:	\$2,212.50
	CTA:	\$885.00
	TOTAL:	\$3,097.50

17-22-310-015-1035 | 20120201601729 | U9XRHX

REAL ESTATE TRANSFER		02/21/2012
	COOK:	\$147.50
	ILLINOIS:	\$295.00
	TOTAL:	\$442.50

17-22-310-015-1035 | 20120201601729 | WBE1GN

BOX 333-CT



# UNOFFICIAL COPY

## Exhibit -A-

Property Address: 1841 S. Calumet Avenue, Unit 902, Chicago, Illinois 60605

Property Index Number: 17-22-310-015-1035 and 17-22-310-015-1353

### Legally described as follows:

PARCEL 1:  
UNIT NUMBERS 902 AND GU-159 IN THE MUSEUM PARK PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THAT PART OF THE FOLLOWING DESCRIBED PARCELS, C, C-1, AND 3 ALL TAKEN TOGETHER, ALL IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCELS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C:  
THAT PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, AT THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF 23RD STREET VIADUCT, SAID NORTHERLY LINE BEING 60 FEET (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH THE CENTER LINE OF THE EXISTING STRUCTURE; THENCE NORTH 16 DEGREES 37 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1500.00 FEET TO THE POINT OF BEGINNING FOR THAT PART HEREINAFTER DESCRIBED; THENCE NORTH 73 DEGREES 22 MINUTES 22 SECONDS EAST, PARALLEL WITH SAID NORTHERLY LINE OF THE 23RD STREET VIADUCT, A DISTANCE OF 151.02; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY, WITH A RADIUS OF 5738.60 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 17 DEGREES 59 MINUTES 18 SECONDS WEST, A DISTANCE OF 240.13 FEET; THENCE NORTH 19 DEGREES 11 MINUTES 14 SECONDS WEST ALONG A STRAIGHT LINE, TANGENT TO LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 595.75 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, WITH A RADIUS OF 1928.20 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES 44 MINUTES 30 SECONDS WEST A DISTANCE OF 104.63 FEET TO THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 21 SECONDS WEST ALONG SAID EASTWARD EXTENSION A DISTANCE OF 117.47 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE SOUTH 16 DEGREES 43 MINUTES 49 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 908.58 FEET TO THE NORTH LINE OF EAST 20TH STREET; THENCE SOUTH 16 DEGREES 37 MINUTES 38 SECONDS EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 64.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL C-1:  
THE SOUTH 55 FEET OF THAT PART OF LOT 1 LYING EAST OF CALUMET AVENUE, IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; THE NORTH 9 FEET OF THE SOUTH 64 FEET OF LOT 1 LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; THE NORTH 55 FEET OF LOT 1 LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; ALL THOSE PARTS OF LOTS 51, 52, AND 53 IN BLOCK 10 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF CALUMET AVENUE AS NOW LAID OUT AND MARKED ON THE PLAT OF MEEKER'S ADDITION TO CHICAGO, ILLINOIS, AS LOT "AA", IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS, TO WIT: AN UNDIVIDED 1/2 OF ALL THAT PORTION OF THE ABOVE DESCRIBED PREMISES, LYING EAST OF THE NORTH 68 FEET OF LOT 6 IN CLARKE'S SUBDIVISION OF

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LOTS 51, AND 52 AND OTHER PROPERTY IN SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY THE PROLONGING EASTWARDLY THE NORTH AND SOUTH LINES OF ORIGINAL LOTS 51 AND 52 IN; ALSO, ALL THAT PORTION OF THE REMAINDER OF THE PREMISES IN QUESTION FALLING WITHIN LOT 6 AND TO THE SOUTH 62 FEET OF SAID LOT 52; AND UNDIVIDED 1/2 OF THOSE PARTS OF LOTS 51, 52, AND 53 IN BLOCK 10 IS ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF THE EAST LINE OF CALUMET AVENUE, AS NOW LAID OUT AND MARKED ON THE PLAT OF THE PLAT OF MEEKER'S ADDITION TO CHICAGO, AS LOT "AA", DESCRIBED AS ALL THAT PARTION LYING EAST OF THE NORTH 68 FEET OF LOT 6, IN CLARKE'S SUBDIVISION OF LOTS 51 AND 56 AND THE NORTH 55 FEET OF LOTS 52 AND 55 OF SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY PROLONGING EASTWARDLY THE NORTH AND SOUTH LINE OF SAID ORIGINAL LOTS 51 AND 55; IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 3:

LOT 14 IN CULVER AND OTHES SUBDIVISION OF LOTS 2 AND 3 IN BLOCK 5 IN JONES ADDITION TO CHICAGO WITH LOTS 2 IN BLOCK 11 AND 3 AND 4 IN BLOCK 12 IN ASSESSOR'S DIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THAT PART OF THE AFORESAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET WITH THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY, AFORESAID; THENCE SOUTH 16 DEGREES 42 MINUTES 49 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 215.27 FEET TO THE NORTH LINE OF MEEKER'S ADDITION TO CHICAGO, AFORESAID; THENCE SOUTH 89 DEGREES 58 MINUTES 39 SECONDS WEST, ALONG SAID NORTH LINE, 2.09 FEET TO THE EASTERLY LINE OF SOUTH CALUMET AVENUE; THENCE SOUTH 13 DEGREES 42 MINUTES 49 SECONDS EAST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 7.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16 DEGREES 42 MINUTES 49 SECONDS EAST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 218.34 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 57.18 FEET BEING THE ARC OF A CIRVEL; CONVEX TO THE EAST, HAVING A RADIUS OF 195.00 FEET AND WHOSE CHORD BEARS SOUTH 08 DEGRESS 18 MINUTES 59 SECONDS EAST A DISTANCE OF 56.95 FEET; THENCE SOUTH 100 DEGREES 04 MINUTES 52 SECONDS WEST, ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, 37.58 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 08 SECONDS EAST, 17.06 FEET; THENCE NORTH 73 DEGREES 16 MINUTES 26 SECONDS EAST, 142.00 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE NORTH 19 DEGREES 11 MINUTES 14 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TRACT, 315.86 FEET; THENCE SOUTH 73 DEGREES 16 MINUTES 26 SECONDS WEST, 125.53 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0623316047, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-35, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0623316047, AS AMENDED FROM TIME TO TIME.