



Doc#: 1403148126 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2014 12:55 PM Pg: 1 of 3

TRUSTEE'S DEED
Tenants By The Entirety

THE GRANTOR

**Joseph R. Pensinger, Trustee of
the Joseph R. Pensinger Trust
dated December 28, 2009,**

(The Above Space for Recorder's Use Only)

Of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and all other good and valuable consideration in hand paid, CONVEY AND WARRANT to **THE GRANTEES**


**Mark Stainton and Virginia Simmons
270 E. Pearson, #1602, Chicago, IL 60611**

Husband and Wife, as Tenants by the Entirety and not as joint tenants or tenants in common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See Attached Exhibit "A" for legal description). TO HAVE AND TO HOLD said premises as Tenants by the Entirety, forever. **SUBJECT TO:** General Real Estate Taxes for 2013 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

+ P87
Address: 270 E. Pearson, Unit 202, Chicago, IL 60611
Permanent Index Numbers: 17-03-228-034-4003 & 17-03-223-035-4087

**NORTH AMERICAN
TITLE CO.**
13-03162K

DATED this 31st day of January, 2014.



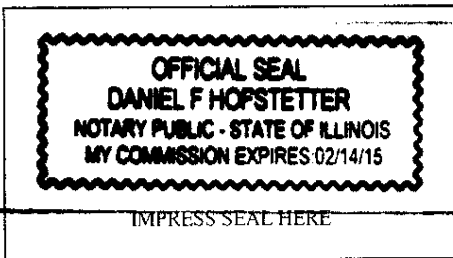
(SEAL)
Joseph R. Pensinger, Trustee of the
Joseph R. Pensinger Trust dated December 28, 2009

(SEAL)

I, the undersigned, a Notary Public in Cook County, the State of Illinois, DO HEREBY CERTIFY that:

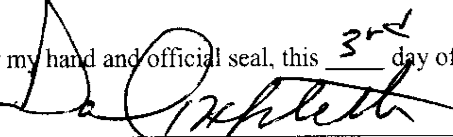
Joseph R. Pensinger,

Personally known to me to be the same persons 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, 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 January, 2014.

Commission expires 2/14



NOTARY PUBLIC

UNOFFICIAL COPY**Exhibit "A"
Legal Description****Address: 270 E. Pearson, Unit 202, Chicago, IL 60611****Permanent Index Numbers: 17-03-228-034-4003 & 17-03-228-035-4087****Legal Description:**

PARCEL 1: UNIT 202 IN THE BELVEDERE CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF: (A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 840 LAKE SHORE DRIVE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584667, AND RE RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614549, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169900 AND SECOND AMENDMENT TO GROUND LEASE RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131096 AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242153 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 2 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131100, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3: UNIT P87 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF: (A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF MAY 20, 2004 WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097 AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER

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0414242279 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.



PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.


Mail To:

MARK STANTON
VIRGINIA STAMMONS
270 E. PEARSON - #1602
CHICAGO, IL 60611

Send Subsequent Tax Bills To:

MARK STANTON
VIRGINIA STAMMONS
270 E. PEARSON - #1602
CHICAGO, IL 60611

REAL ESTATE TRANSFER		01/27/2014
	COOK	\$283.75
	ILLINOIS:	\$567.50
	TOTAL:	\$851.25
17-03-228-034-4003 20131201607318 CHUU8H		

REAL ESTATE TRANSFER		01/27/2014
	CHICAGO:	\$4,256.25
	CTA:	\$1,702.50
	TOTAL:	\$5,958.75
17-03-228-034-4003 20131201607318 96MHM1		