

UNOFFICIAL COPY

TRUSTEE'S DEED

THIS DEED, made this 14 day of May, 2014, between **JOANNE PELTON PITULLA**, not individually but as trustee of the **Thomas N. Pelton Trust** dated July 2, 2007, hereinafter referred to as Grantor, and **Wai Cheung Chan**, a single man, 61 W. 15th Street, Unit 602, Chicago IL 60605, hereinafter referred to as Grantee;



Doc#: 1414704069 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2014 11:37 AM Pg: 1 of 3

WHEREAS, Grantor is the duly acting trustee under the **Thomas N. Pelton Trust** dated July 2, 2007,

FIRST AMERICAN
1/2 File # 2532769

NOW, THEREFORE, this **DEED** witnesseth, that Grantor, in consideration of the payment of ten dollars (\$10.00) and other good and valuable consideration to her in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does **GRANT, SELL and CONVEY** to Grantee the following described real estate situated in the County of Cook and State of Illinois, to wit:

The real estate legally described in Exhibit A attached hereto and hereby expressly made a part hereof.

Permanent Property Index No. 17-21-210-139-1042 and 07-21-210-139-1098
Address of Property: 61 W. 15th Street, Unit 602, Chicago IL 60605

JOANNE PELTON PITULLA, as trustee aforesaid, executes this instrument as fiduciary aforesaid and not individually, and is not to be held liable in her individual capacity in any way by reason of the same. Any recourse hereunder and by virtue of this instrument shall be against the trust only.

IN WITNESS WHEREOF, Grantor has hereunto executed this Trustee's Deed the day and year first above written.

Joanne Pelton Pitulla

Joanne Pelton Pitulla, Trustee of the
Thomas N. Pelton Trust dated July 2, 2007

(SEAL)

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| REAL ESTATE TRANSFER | 05/15/2014 |
|----------------------|--------------------------|
| | CHICAGO: \$1,650.00 |
| | CTA: \$660.00 |
| | TOTAL: \$2,310.00 |

17-21-210-139-1042 | 20140501600539 | L3R3SP

| REAL ESTATE TRANSFER | 05/15/2014 |
|----------------------|------------------------|
| | COOK \$110.00 |
| | ILLINOIS: \$220.00 |
| | TOTAL: \$330.00 |

17-21-210-139-1042 | 20140501600539 | 2C660G

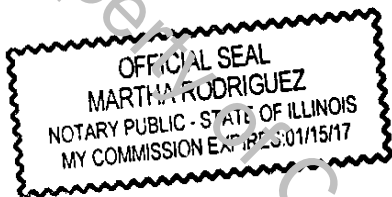
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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

I, a Notary Public in and for said County and in the State aforesaid, do hereby certify that JOANNE PELTON PITULLA, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that she signed the within document as her free and voluntary act as trustee aforesaid, for the uses and purposes therein set forth.

Dated: May 14th, 2014



Martha Rodriguez

 Notary Public

This instrument was prepared by Thomas B. Donovan, Esq., 518 Aberdeen Road, Frankfort, IL 60423

~~Mail to:~~

Mail DEED TO AND

Mail subsequent tax bills to:
 Wai Cheung Chan
 61 W. 15th Street, Unit 602
 Chicago IL 60605

Proper Cook County Clerk's Office

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SCHEDULE A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 602 AND PARKING SPACE P-26 IN BURNHAM STATION CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 32 AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 33 IN ASSESSOR'S SECOND DIVISION, SAID SOUTHWEST CORNER DEEDED AS BEING 205.30 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; SAID WEST LINE OF BLOCK 33 BEARS NORTH 0 DEGREES 09 MINUTES 20 SECONDS; THENCE NORTH 90 DEGREES EAST 14.74 FEET; THENCE NORTH 0 DEGREES EAST, 14.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 22.0 FEET; THENCE NORTH 0 DEGREES 3 MINUTES 21 SECONDS WEST, 242.0 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 21 SECONDS EAST, 242.0 FEET TO THE POINT OF THE BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 7, 2000 AS DOCUMENT NUMBER 00159774, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BURNHAM STATION MASTER ASSOCIATION RECORDED AUGUST 25, 1999 AS DOCUMENT NUMBER 99811483, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Numbers: 17-21-210-139-1042 [Parcel 1]
17-21-210-139-1098 [Parcel 2]

Address of Real Estate 61 West 15th Street, Unit 602, Chicago, Illinois