

# UNOFFICIAL COPY



Doc#: 1417022061 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/19/2014 01:13 PM Pg: 1 of 3

## TRUSTEE'S DEED (Illinois)

THIS INDENTURE, made this 13 day of June, 2014, between CHRISTOPHER S. BERBA, as Trustee of the CHRISTOPHER S. BERBA TRUST u/a/d September 16, 2010, 440 W. Aldine #3E, Chicago, IL 60657, Grantor, and KRISTOFER A. O. EKDAHL, Chicago, IL 60610, Grantee,

WITNESSETH, that Grantor, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

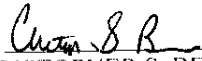
SEE ATTACHED EXHIBIT "A"

together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any.

Permanent Real Estate Index Number(s): 14-21-310-064-1003.  
Address of Real Estate: 440 W. Aldine #3E, Chicago, IL 60657

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

  
CHRISTOPHER S. BERBA, as Trustee of the  
CHRISTOPHER S. BERBA TRUST  
u/a/d September 16, 2010

14-0403



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## EXHIBIT "A"

Parcel 1:

Lots 26, 27 and the West 10 feet of Lot 28 in Block 3, in Lake Shore Subdivision of Lots 24, 25, 26 in the Pine grove, in Section 21, township 40 North, range 14, East of the Third Principal Meridian:

Also

Parcel 2:

Easement for driveway and for light and air for the benefit of the owners and occupants of Parcel 1, aforesaid, over and across the South 136 feet of that part of the West 5 feet of the East 15 Feet of Lot 28, in Block 3 of said Lake Shore Subdivision aforesaid, lying West of the West wall extended of the building of the East 15 feet of said Lot 28, as create by Easement agreement dated on September 24, 1914, and recorded November 18, 1914, as Document No. 5533731, made by Axel H. Johnson with Luther V. Rice;

Also

Parcel 3: Easement for drive and for light and air for the benefit of the owners and occupants of Parcel 1, aforesaid, over and across the South 136 feet of that part of Lot 25 in Block 3 in said Lake Shore Subdivision aforesaid, lying East of the East line of the building on said Lot 25 extended, and as created by easement agreement dated September 15, 1914, and recorded Septmeber 15, 1914, as Document No. 5493931, made by Alma O. Raithel and Louis B. Raithel, with Luther V. Rice, all in Cook County, Illinois.

Which survey is attached as Exhibit "A" to and a part of the Declaration of Condominium Ownership made by American National Bank and Trust Co. of Chicago, as Trustee under trust agreement dtd June 1, 1977, and known as Trust Number 40796, recorded in the office of the recorded of Deeds of Cook County, Illinois on December 22, 1980, as Document No. 25714478, together with its undivided 16-2/3 percentage interest in the common elements as set forth in said Declaration, (excepting from said parcel the property and space comprising all the units as defined in said Declaration and Survey) in Cook Cunty, Illinois.

Also

Parcel 4:

The exclusive right to the use of P-3E a limited commone element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 25714478.

PIN(S): 14-21-310-064-1003