

# UNOFFICIAL COPY

**TRUSTEE'S DEED**  
STATE OF ILLINOIS



Doc#: 1424842191 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/05/2014 01:14 PM Pg: 1 of 3

**THE GRANTOR, PEYMAN SALEHI, TRUSTEE OF THE PEYMAN SALEHI TRUST, DATED MAY 23, 2012, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,**

**CONVEYS AND WARRANTS TO TIMOTHY J. ROUTHIEAUX AND KRISTIN M. ROUTHIEAUX, AS JOINTS TENANTS WITH RIGHTS OF SURVIVORSHIP**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

**PROPERTY ADDRESS: 420 EAST WATERSIDE DRIVE, UNIT 3003 & P-12, CHICAGO, ILLINOIS 60601**

**PERMANENT INDEX NUMBER(s): 17-10-400-035-1259 & 17-10-400-035-1333**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 03/31/14

(SEAL)

PEYMAN SALEHI, TRUSTEE

**"THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES."**

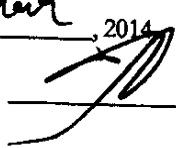
**We certify that this is a true, correct, and accurate copy of the original instrument.**  
CHICAGO TITLE AND TRUST COMPANY  
BY

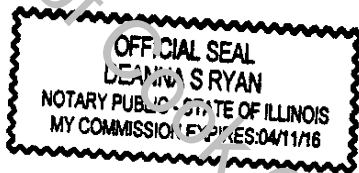
**DONE AT CUSTOMER'S REQUEST**

W5A1G2436 QTTON  
NDJQ 02H201ASSM

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, SS. I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **PEYMAN SALEHI**, TRUSTEE OF THE PEYMAN SALEHI TRUST, DATED MAY 23, 2012, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME HE 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 NOTARIAL SEAL, THIS 21 DAY OF March, 2014  
MY COMMISSION EXPIRES: 04/11/16  NOTARY PUBLIC



THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES.

## DONE AT CUSTOMER'S REQUEST

<b>This Instrument was Prepared By:</b> Ryan Law Group, Ltd 1121 West Wrightwood Chicago, Illinois 60614	<b>Send Subsequent Tax Bills to:</b> Tim Routhieaux 507 South Street Barrington, IL 60010	<b>After Recording Mail To:</b> Chris Galbraith 379 West Street, Unit 14 Glendale Heights IL 60133
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REAL ESTATE TRANSFER TAX

10-Apr-2014	
COUNTY:	261.00
ILLINOIS:	522.00
TOTAL:	783.00

17-10-400-035-1259 | 20140301603788 | HK2JS2

REAL ESTATE TRANSFER TAX

10-Apr-2014	
CHICAGO:	3,915.00
CTA:	1,566.00
TOTAL:	5,481.00

17-10-400-035-1259 | 20140301603788 | XHS9ZQ

**UNOFFICIAL COPY****STREET ADDRESS:** 420 E. WATERSIDE DRIVE

UNIT 3003

**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-10-400-035-1259**LEGAL DESCRIPTION:**

## PARCEL 1:

UNIT 3003 AND PARKING SPACE UNIT P-12, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-171, A LIMITED COMMON ELEMENT, IN THE REGATTA CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDIMINIUM RECORDED AUGUST 15, 2006 AS DOCUMENT 0622717054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH, AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED, AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST, LCC, LAKESHORE EAST PARCEL P, LLC, AND ASH LAKESHORE EAST, LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020/32020, AS AMENDED FROM TIME TO TIME.

## PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS RECORDED AUGUST 15, 2006 AS DOCUMENT 0622717053 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT, AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN THE AFORESAID DECLARATION AS THE "RETAIL PARCEL.")