

UNOFFICIAL COPY

This Instrument was Prepared by:

Thomas A. Jefson, Esq.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60602

Property Address:

2353 W. Belden, Unit 2S
Chicago, Illinois 60647

Permanent Index Number:

14-31-105-035-1001

After Recording Return to:

Thomas A. Jefson
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60602



Doc#: 1509016014 Fee: \$46.00
F ISP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/31/2015 12:48 PM Pg: 1 of 5

TRUSTEE'S DEED

THIS INDENTURE, made this 11th day of March, 2015 between **JAMES R. MODRALL, III, not personally, but as Successor Trustee of the ANN BRADFORD SIMMONS TRUST dated August 20, 2007**, Grantor, of 423 E. Eighth Street, Traverse City, Michigan 49686, and **LINA COSTELLOE** of 2353 W. Belden, Unit 2S, Chicago, Illinois 60647, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee and of every other power and authority the Grantor hereunto enabling, do hereby convey and quitclaim unto the Grantee, in fee simple, 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

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: 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; and general real estate taxes not yet due and payable at the time of Closing.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: 3/11/15

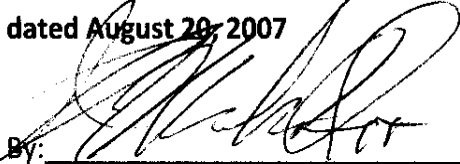
AGENT: [Signature]

SIGNATURE AND NOTARY PAGE TO FOLLOW

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DATED this 17th day of MARCH, 2015.

ANN BRADFORD SIMMONS TRUST
dated ~~August 20, 2007~~

By: 

JAMES R. MODRALL, III, Successor Trustee

STATE of Michigan
COUNTY of Grand Traverse

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that **JAMES R. MODRALL, III**, personally known to me to be the Successor Trustee of the **ANN BRADFORD SIMMONS TRUST dated August 20, 2007**, and personally known to me to be the same person 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 in his capacity as Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of March, 2015.






NOTARY PUBLIC

Mail Subsequent Tax Bills to:

Lina Costelloe
2353 W. Belden, Unit 2S
Chicago, Illinois 60647

DELANA LYN MARSHALL
Notary Public, State of Michigan
County of Grand Traverse
My Commission Expires Jan. 30, 2017
Acting in the County of Grand Traverse

REAL ESTATE TRANSFER TAX		31-Mar-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		31-Mar-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-31-105-035-1001 | 20150301674064 | 1-378-052-480

14-31-105-035-1001 | 20150301674064 | 1-064-102-272

UNOFFICIAL COPY**EXHIBIT "A"****PARCEL 1:**

UNITS 2S IN 2353 WEST BELDEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (Includ. neg parking lot)

OF LOTS 1 AND 2 (EXCEPT THOSE PARTS OF SAID LOTS 1 AND 2 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31 AS CONDEMNED FOR THE WIDENING OF WESTERN AVENUE), IN BLOCK 6 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

LOT 3 (EXCEPT THOSE PARTS OF SAID LOT 3 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31 AS CONDEMNED FOR THE WIDENING OF WESTERN AVENUE), IN BLOCK 6 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS APPENDIX A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1304222030 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 1230429110.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF P-5, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1304222030.

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“Grantor also hereby grants Grantee, it’s successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as Grantor reserves to itself, it’s successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.”

“This Deed to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.”

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

Property of Cook County Clerk's Office

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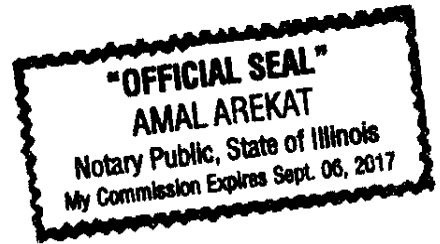
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 3/31/15

Signature: [Handwritten Signature]
Grantor or Agent



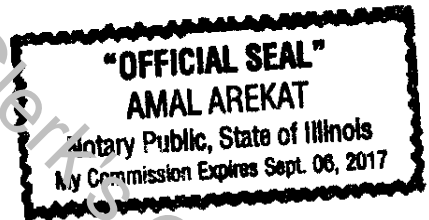
Subscribed and sworn to before me on 3/31/15

Notary Public [Handwritten Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois

Dated: 3/31/15

Signature: [Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me on 3/31/15

Notary Public [Handwritten Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)