



15126350180

Doc#: 1512635018 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/06/2015 09:02 AM Pg: 1 of 3

**TRUSTEE'S DEED**  
Statutory (Illinois)

48 1 43

(ABOVE SPACE FOR RECORDER'S USE ONLY)

**THE GRANTORS, DANIEL O. DICKINSON**, not personally but as Trustee of the Daniel O. Dickinson Declaration Of Trust, dated December 19, 1997, created and existing under and by virtue of the laws of the State of Illinois, and **NANCY R. DICKINSON**, not personally <sup>but</sup> as Trustee of the Nancy R. Dickinson Declaration of Trust, dated December 19, 1997, both of which reside at 21 E Huron, Unit 3003, Chicago, IL; for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to **THE GRANTEES, PAUL LEDERER and JUDITH LEFERER**, the married couple and individual residents of Illinois; not as tenants in common, but as **TENANTS BY THE ENTIRETY**.

WAT

→ PETER

**WITNESS:** The Grantor, for value received, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby grant, sell, remise, and convey unto the Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

**LEGAL DESCRIPTION ATTACHED**

Permanent Index Number(s): 17-10-107-016-1143  
Commonly known as: 21 E HURON ST, UNIT 3003, CHICAGO, ILLINOIS 60611

Subject to covenants, conditions, and restrictions of record, and provided such matters do not materially prevent Grantee's full use, benefit and enjoyment of the property as a residential condominium, easements of record, and real estate taxes not yet payable but hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27<sup>th</sup> day of April, 2015.

DANIEL O. DICKINSON, not personally but  
As Trustee of the Daniel O. Dickinson  
Declaration of Trust dated December 19, 1997

NANCY R. DICKINSON, not personally but  
As Trustee of the Nancy R. Dickinson  
Declaration of Trust dated December 19, 1997

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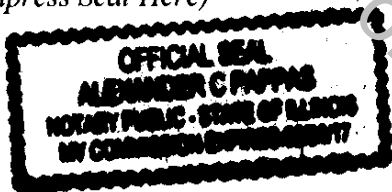
# UNOFFICIAL COPY

## NOTARY AFFIRMATION

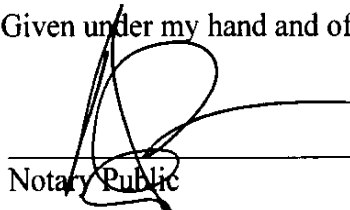
State of Illinois,        )  
                                  ) ss.  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL O. DICKINSON, as Trustee of the Daniel O. Dickinson Declaration of Trust dated December 19, 1997, and NANCY R. DICKINSON, as Trustee of the Nancy R. Dickinson Declaration of Trust dated December 19, 1997, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth.

(Impress Seal Here)



Given under my hand and official seal

  
\_\_\_\_\_  
Notary Public

### This instrument was prepared by:

Axia Law, LLC  
Attn: Alexander Pappas  
One North LaSalle, Suite 1450  
Chicago, IL 60602.

### Recorder-mail recorded document to:

~~Barbara B. Goodman, Esq.~~  
~~400 Skokie Boulevard, Suite 380~~  
~~Northbrook, IL 60062~~

### Send subsequent tax bills to:

PETER LEAGHER  
21 E. HURON ST.  
UNIT 3003  
CHICAGO, IL 60611

REAL ESTATE TRANSFER TAX		30-Apr-2015
CHICAGO:		14,362.50
CTA:		5,745.00
TOTAL:		20,107.50
17-10-107-016-1143   20150.01680966   1-126-643-072		

REAL ESTATE TRANSFER TAX		30-Apr-2015
COUNTY:		957.50
ILLINOIS:		1,915.00
TOTAL:		2,872.50
17-10-107-016-1143   20150401680966   0-056-145-280		

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## EXHIBIT A

Order No.: 15SA9980004LP

For APN/Parcel ID(s): 17-10-107-01601143

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PARCEL A:

UNIT 3003 IN THE PINNACLE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PINNACLE CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 120 FEET OF LOTS 9 AND 10 IN THE ASSESSOR'S DIVISION OF BLOCK 39 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0430644109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A, AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED NOVEMBER 1, 2004 AS DOCUMENT NUMBER 0430644108 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILING'S AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING NUMBER P-552, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-200, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.