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Doc#: 1519441256 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/13/2015 03:57 PM Pg: 1 of 4

## TRUSTEE'S DEED

THIS INDENTURE, made this 17<sup>th</sup> day of June, 2015, between Timothy O'Malley, as Trustee under The Chicago Trust dated January 9, 2014, of Round Lake, Illinois, party of the first part, and James J. O'Connor, of Chicago, Illinois, party of the second part;

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does Convey and Warrant unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

**Legal Description:** \* Attached hereto as Exhibit A and made a part hereof \*\*  
**Permanent Index Nos.:** 17-22-110-125-1089 and 17-22-110-125-1633  
**Property Address:** 1255 South Prairie Ave., #1501 & GU-347, Chicago, IL 60605

together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second and to the proper use, benefit and behoof of said party of the second part.

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through the party of the second part; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not due and payable as of the date hereof;

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of the deed in trust delivered to said Trustee in pursuance of the Trust above-mentioned.

CCRD REVIEWER YV

15BAR235132  
PLEASE RETURN TO:  
BARRISTER TITLE  
15000 SO. CICERO AVE.  
OAK FOREST, IL 60452

Batch 10,187,273  
\$7,087.50



City of Chicago  
Dept. of Finance  
691093  
7/10/2015 14:37  
d000198

MGR

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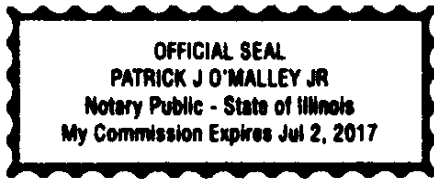
IN WITNESS WHEREOF, said party of the first part has caused its name as Trustee to be signed to these presents the day and year first above written.

*Rev. Timothy J. O'Malley as Trustee*  
Timothy O'Malley, as Trustee under  
The Chicago Trust dated January 9, 2014

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 **Timothy O'Malley**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Trustee, appeared before me this day in person and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of June, 2015.

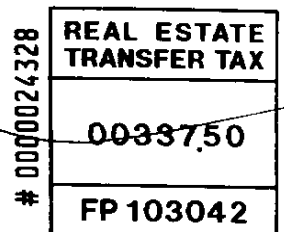
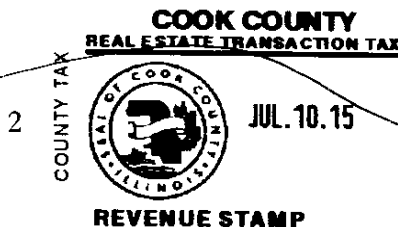
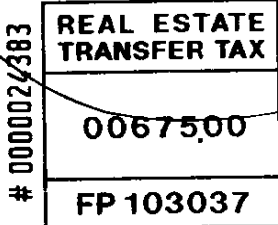
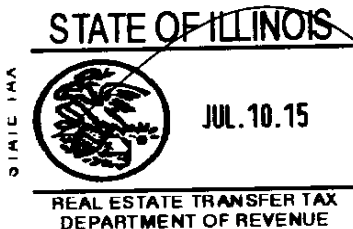


*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:  
Patrick J. O'Malley Jr.  
Attorney at Law  
12314 South 86<sup>th</sup> Avenue  
Palos Park, Illinois 60464

Mail recorded deed to:  
Joseph F. Vosicky, Jr.  
Attorney at Law  
53 W. Jackson Blvd., #1522  
Chicago, Illinois 60604

Send subsequent tax bills to:  
James O'Connor  
1235 S. PRAIRIE AVE. #1501  
CHICAGO, IL 60605



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## EXHIBIT A

### Legal Description:

**Parcel 1:** Unit 1501 and GU-347 in the Tower Residences Condominiums as delineated on a survey of the following described property:

Lot 1 in Kiley's Subdivision, being a subdivision of part of the land property and space in fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian (except that part of Lot 1 in Kiley's Subdivision, being a subdivision of part of the land property and space in fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, lying below a horizontal plane having an elevation of 25.18 Chicago City Datum and lying above a horizontal plane having an elevation of 14.88 Chicago City Datum and lying within its horizontal boundary projected vertically and described as follows: commencing at the Southwest corner of said Lot 1; thence North 00 degrees 00 minutes 00 seconds East, along the West line thereof, 19.36 feet; thence South 90 degrees 00 minutes 00 seconds East, 26.32 feet to the point of beginning; thence North 00 degrees 04 minutes 10 seconds West, 36.31 feet; thence Northerly 13.18 feet along the arc of a circle, having a radius of 136.61 feet, convex Westerly, and whose chord bears North 13 degrees 48 minutes 32 seconds West a distance of 13.17 feet; thence North 70 degrees 29 minutes 29 seconds East, 0.41 feet; thence North 88 degrees 19 minutes 45 seconds East, 5.41 feet; thence South 00 degrees 28 minutes 25 seconds West, 1.13 feet; thence South 89 degrees 54 minutes 00 seconds East, 1.72 feet; thence South 00 degrees 11 minutes 42 seconds East, 2.94 feet; thence South 88 degrees 36 minutes 47 seconds East, 2.79 feet; thence South 00 degrees 05 minutes 25 seconds West, 9.70 feet; thence North 89 degrees 34 minutes 58 seconds East, 1.41 feet; thence North 00 degrees 18 minutes 21 seconds East, 0.41 feet; thence South 89 degrees 41 minutes 39 seconds East, 8.87 feet; thence South 00 degrees 04 minutes 18 seconds West, 0.83 feet; thence South 89 degrees 41 minutes 50 seconds East, 3.88 feet; thence North 00 degrees 18 minutes 10 seconds East, 1.99 feet; thence North 89 degrees 48 minutes 37 seconds East, 14.33 feet; thence North 00 degrees 18 minutes 17 seconds East, 1.69 feet; thence North 89 degrees 52 minutes 08 seconds East, 14.43 feet; thence South 00 degrees 11 minutes 08 seconds East, 5.26 feet; thence South 89 degrees 49 minutes 40 seconds East, 14.33 feet; thence South 00 degrees 07 minutes 47 seconds West, 25.19 feet; thence South 89 degrees 52 minutes 13 seconds East, 5.67 feet; thence South 00 degrees 57 minutes 07 seconds West, 8.32 feet; thence Westerly 70.75 feet along the arc of a circle, having a radius of 128.18 feet, convex Southerly, and whose chord bears South 89 degrees 59 minutes 01 seconds West a distance of 69.86 feet to the point of beginning), in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded May 15, 2006 as Document Number 0613532041, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**Parcel 2:** The exclusive right to use Storage Space S-89, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0613532041, as amended from time to time.

**Parcel 3:** Non-exclusive easement for the benefit of Parcel 1 and other property for pedestrian and limited vehicular ingress and egress as created by grant of access easement an agreement for use and maintenance of easement parcel recorded July 27, 2000 as document 00570791 made by Chicago Title Trust Number 1080000 and Museum Park East, LLC and amended by Document recorded April 24, 2002, as Number 0020470285.

**Permanent Index Nos.:** 17-22-110-125-1089 and 17-22-110-125-1633

**Property Address:** 1235 South Prairie Ave., #1501 & GU-347, Chicago, IL 60605

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## STATEMENT BY GRANTOR AND GRANTEE

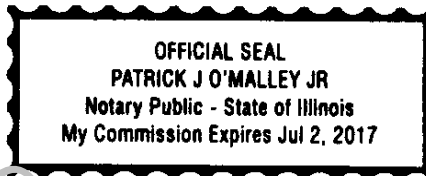
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 17, 2015

Signature: *Rw. Timothy J. O'Malley as Trustee*  
Grantor

Subscribed and sworn to before me by the

said Grantor this 17<sup>th</sup>  
day of June, 2015



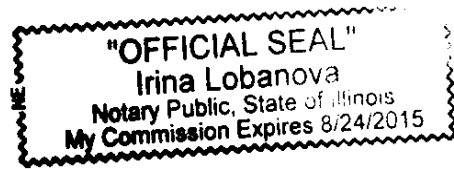
Notary Public *[Signature]*

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 in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 17, 2015

Signature: *[Signature]*  
Grantee

Subscribed and sworn to before me by the  
said Grantee this 17<sup>th</sup>  
day of June, 2015



Notary Public *[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.)