



01146-37333 1 of 1 MS

Doc#: 1526618062 Fee: \$42.00
RHSP Fee: \$9.00 RPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2015 11:13 AM Pg: 1 of 3

Trustee's Deed
Statutory (ILLINOIS)

This document was prepared by
~~and after recording return to:~~

Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

Send subsequent tax bills to:
Sanjay R. Shah and Nita S. Shah
2775 Woodland Drive
Northbrook, IL 60062

(The Above Space for Recorders Use Only)

THIS INDENTURE, made this 28th day of September, 2015, between HELEN KENNEDY, as TRUSTEE OF THE HELEN KENNEDY REVOCABLE TRUST DATED MAY 29, 1997 ("Grantor") and SANJAY R. SHAH AND NITA S. SHAH, husband and wife, ~~as tenants by the entirety, ("Grantees");~~ not as tenants in common but as joint tenants

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, 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 convey and quitclaim unto the Grantees, in fee simple, not as joint tenants but as tenants by the entirety, all interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 17-16-419-006-1190

COMMONLY KNOWN AS: Unit P-190, 801 S. Plymouth Court, Chicago IL 60605

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Buyer; (iv) all special governmental taxes or assessments confirmed and unconfirmed; (v) condominium declaration & bylaws, if any; (vi) general real estate taxes not yet due and payable at the time of Closing.

DATED this 28th day of September, 2015.

RL

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

Helen J. Kennedy

CCRD REVIEWER _____

HELEN KENNEDY, as Trustee of the
Helen Kennedy Revocable Trust dated May
29, 1997

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

as Trustee Q&A

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that HELEN KENNEDY is 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 she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8th day of September, 2015.

Donna Lee
Notary Public

My Commission Expires: 3-19-16



**** AFTER RECORDING PLEASE
MAIL DEED TO:
KENT NOVIT, ESQ
100 N. LISIILE ST
SUITE 1700
CHICAGO, IL 60602
NOVITLAW@COVAD.NET**

REAL ESTATE TRANSFER TAX		15-Sep-2015
	COUNTY:	17.50
	ILLINOIS:	35.00
	TOTAL:	52.50
17-16-419-006-1190 20150901624237 0-369-627-008		

REAL ESTATE TRANSFER TAX		15-Sep-2015
	CHICAGO:	262.50
	CTA:	105.00
	TOTAL:	367.50
17-16-419-006-1190 20150901624237 1-138-274-176		

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT P-190 IN THE 801 SOUTH PLYMOUTH COURT GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1 AND 2 IN BLOCK 6 IN DEARBORN PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN AND ADJOINING BLOCK 127 TO 134, BOTH INCLUSIVE, IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, AND THAT PART OF VACATED SOUTH PLYMOUTH COURT LYING WEST OF AND ADJOINING LOT 1 IN BLOCK 1 IN DEARBORN PARK UNIT NUMBER 1 AFORESAID EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26826099 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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