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15266330270

This instrument prepared by:
Harrison & Held, LLP
333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606
Attention: Joan T. Berg, Esq.

Doc#: 1526633027 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2015 11:22 AM Pg: 1 of 2

After recording, please return to:
Mr. Kent Elliott Novit
Novit & Novit, LLC
100 North LaSalle Street, Suite 1700
Chicago, Illinois 60602

Send subsequent tax bills to:
Katherine Flanagan
1000 N. Lake Shore Plaza, Unit 24A
Chicago, Illinois 60610

Commonly known as:
1000 N. Lake Shore Plaza, Unit 24A
Chicago, Illinois 60610

Property Index Number:
17-03-204-064-1056

CTI 153A 425 7120 LP CC 10/1

TRUSTEE'S DEED

THIS INDENTURE, made as of August 31, 2015 between Louis S. Harrison, not individually, but as Successor Trustee of the Shirley R. Brussell Trust dated December 6, 1979, Grantor, having an address of 333 West Wacker Drive, Suite 1700, Chicago, Illinois, 60606, and Katherine Flanagan, an unmarried woman, having an address of 2421 Central Park Avenue, Evanston, Illinois, 60201, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in the Grantor as Trustee aforesaid and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and QUITCLAM unto the Grantee, individually, in fee simple the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NO. 24A AS DELINEATED ON SURVEY OF THAT, PART OF LOT A DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 90.60 FEET NORTH OF THE SOUTH EAST CORNER THEREOF; THENCE WEST PERPENDICULARLY TO SAID EAST LINE, 114.58 FEET, MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE WHICH IS 22.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH PORTION OF SAID LOT A; THENCE NORTH ALONG SAID PARALLEL LINE AND SAID LINE, EXTENDED 24.605 FEET; THENCE WEST ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID LOT, 55.52 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTH PORTION OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE 7.95 FEET, MORE OR LESS TO THE CORNER OF THE NORTH PORTION OF SAID LOT; THENCE EAST 32.99 FEET ALONG THE SOUTH LINE OF THE NORTH PORTION OF SAID LOT TO A POINT ON THE WEST LINE OF THE SOUTH PORTION OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH WEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TO THE

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REAL ESTATE TRANSFER TAX		09-Sep-2015	
	COUNTY:		400.00
	ILLINOIS:		800.00
	TOTAL:		1,200.00

REAL ESTATE TRANSFER TAX		09-Sep-2015	
	CHICAGO:		6,000.00
	CTA:		2,400.00
	TOTAL:		8,400.00

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SOUTH EAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING, SAID LOT A BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 2, POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN THE NORTH HALF OF BLOCK 7 AND OF PART OF LOT: 21 IN COLLINS1 SUBDIVISION OF THE SOUTH HALF-OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED, AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED AUGUST 18, 1976 AND KNOWN AS TRUST NO. 3067, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23675015, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY).

Commonly known as: Unit 24A, 1000 North Lake Shore Plaza, Chicago, IL 60610

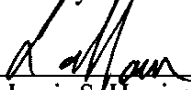
Property Index Number: 17-03-204-064-1056

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. TO HAVE AND TO HOLD said premises INDIVIDUALLY. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to second installment general taxes for 2015 and subsequent years, and all covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

Shirley R. Brussell Trust dated December 6, 1979

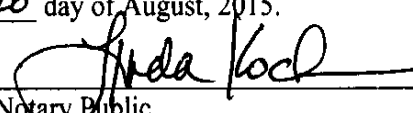


Louis S. Harrison, Successor Trustee

State of Illinois)
) ss.
County of Cook)

, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis S. Harrison, personally known to me to be the Successor Trustee of the Shirley R. Brussell Trust dated December 6, 1979, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such Trustee, she signed and delivered the said instrument of writing as such Trustee, as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of August, 2015.



Notary Public

My Commission Expires: 11/17/2015

