

UNOFFICIAL COPY

TRUSTEE'S DEED
ILLINOIS STATUTORY
(Trust to Individual)

Mail To:

Eric Decator, Esq.
561 Chateaux Bourne Dr.
Barrington, IL 60010

Send Subsequent Tax Bills To:

AMS 1201 S. Prairie, LLC
33 N. LaSalle St.
Ste. 3800
Chicago, IL 60602



Doc#: 1531419066 Fee: \$50.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/10/2015 10:25 AM Pg: 1 of 7

15-1637

Property of Cook County Clerk's Office

THE GRANTORS, Scott A. Mirowitz, as Trustee of the Scott A. Mirowitz Trust dated ^{04/20/2005} ~~09/21/2006~~ undivided half interest, and Karen C. Teitelbaum, as Trustee of the Karen C. Teitelbaum Trust dated 09/21/2006 undivided half interest, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and QUIT CLAIM to AMS 1201 S. Prairie, LLC, an Illinois limited liability company, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"


SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2015 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.



Permanent Index Number: 17-22-110-138-1591 (Unit GU-293)

Property Address: 1201 S. Prairie Avenue, Unit GU-293, Chicago, Illinois 60605

SIGNATURE PAGE FOLLOWS

CCRD REVIEWER 

REAL ESTATE TRANSFER TAX		06-Nov-2015
	CHICAGO:	450.00
	CTA:	180.00
	TOTAL:	630.00
17-22-110-138-1591 20151001639238 0-799-082-560		

REAL ESTATE TRANSFER TAX		06-Nov-2015
	COUNTY:	30.00
	ILLINOIS:	60.00
	TOTAL:	90.00
17-22-110-138-1591 20151001639238 2-141-259-840		

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Dated this 21 day of October, 2015.

Scott A. Mirowitz

Scott A. Mirowitz, Trustee

Karen C. Teitelbaum
Karen C. Teitelbaum, Trustee

STATE OF Illinois)

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott A. Mirowitz, as Trustee of the Scott A. Mirowitz Trust dated ~~09/21/2006~~ 6/20/2005 undivided half interest, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 21 day of October, 2015.

Theresa Ann Roach
Notary Public

My Commission Expires: 8/15/16



ADDITIONAL NOTARY PAGE FOLLOWS

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Dated this 25 day of October, 2015.

Scott A. Mirowitz, Trustee

Karen C. Teitelbaum

Karen C. Teitelbaum, Trustee

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 Scott A. Mirowitz, as Trustee of the Scott A. Mirowitz Trust dated 09/21/2006 undivided half interest, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 20 day of October, 2015.

[Signature]

Notary Public

My Commission Expires: 11/30/2016



ADDITIONAL NOTARY PAGE FOLLOWS

UNOFFICIAL COPY**TRUSTEE'S DEED
ILLINOIS STATUTORY
(Trust to Individual)****Mail To:**

Eric Decatur, Esq.
561 Chateaux Bourne Dr.
Barrington, IL 60010

Send Subsequent Tax Bills To:

AMS 1201 S. Prairie, LLC
33 N. LaSalle St.
Ste. 1000
Chicago, IL 60602

RECORDER'S STAMP

THE GRANTORS, Scott A. Mirowitz, as Trustee of the Scott A. Mirowitz Trust dated 09/21/2006 undivided half interest, and Karen C. Teitelbaum, as Trustee of the Karen C. Teitelbaum Trust dated 09/21/2006 undivided half interest, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and QUIT CLAIM to AMS 1201 S. Prairie, LLC, an Illinois limited liability company, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2015 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-22-110-138-1591 (Unit GU-293)

Property Address: 1201 S. Prairie Avenue, Unit GU-293, Chicago, Illinois 60605

SIGNATURE PAGE FOLLOWS

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

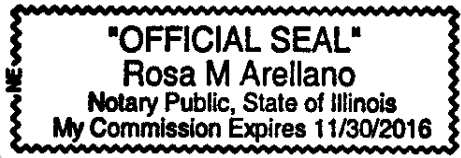
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karen C. Teitelbaum, as Trustee of the Karen C. Teitelbaum Trust dated 09/21/2006 undivided half interest, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 20 day of October, 2015.



Notary Public

My Commission Expires: 11/30/2016



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Eric Decatur, Esq.
561 Chateaux Bourne Dr.
Barrington, IL 60010

SEND SUBSEQUENT TAX BILLS TO:

AMS 1201 S. Prairie, LLC
33 N. LaSalle St.
Ste. 3800
Chicago, IL 60602

Trustee Deed: Mirowitz/Teitelbaum Trusts to AMS 1201 S. Prairie, LLC 17-22-110-138-1591 (Unit GU-293)]

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EXHIBIT "A"

Parcel 1:

Unit GU-293 in the One Museum Park West Condominiums, as delineated on a survey of the following described property: Part of Block 2 Subdivision, being a resubdivision of Lot 2 in Kiley's Subdivision of part of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also, part of South Indiana Avenue per document 93954909 recorded November 22, 1993, in Cook County, Illinois; which survey is attached as exhibit "D" to the Declaration of Condominium recorded as document 0933444028, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

A non-exclusive perpetual easement for the benefit of parcel 1, as created by the Grant of Easements and Agreement for Construction, Encroachments and Maintenance ("Grant") dated March 15, 2006 and recorded May 15, 2006 as document 0613532035 made by and among Central Station, LLC, an Illinois Limited Liability Company, 1255 South Prairie Private, LLC, an Illinois Limited Liability Company and GP 1, LLC, an Illinois Limited Liability Company: (i) to construct, locate and maintain permanent encroachments of portions of the future improvements located on Parcel 1, including without limitation all structural members, footing, caisson bells, foundations, demising walls, columns, sheeting and grade beams and any other supporting components which provide support and/or enclosure and (ii) to maintain any incidental encroachments in the event and to the extent that any part of the future improvements located on Parcel 1, encroach upon and any part of the dominant parcels (as defined in the grant), in Cook County, Illinois.

Parcel 3:

A non-exclusive easement for the benefit of Parcel 1, as created by the Grant of Easements and agreement for Construction, Encroachments and Maintenance dated March 15, 2006 and recorded May 15, 2006 as document 0613532035 made by and among Central Station, LLC, an Illinois Limited Liability Company; 1255 South Prairie Private, LLC, an Illinois Limited Liability Company and GP 1, LLC, an Illinois Limited Liability Company for the purpose of ingress and egress by persons, materials and equipment over, upon, across, under and through the servient parcel described therein to the extent reasonably necessary to permit the maintenance, repair or reconstruction of the improvements on parcel 1, in Cook County, Illinois.

Parcel 4:

A non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements and Maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as document 0613532038 made by and among 1255 South Prairie Private, LLC; GP 1, LLC and Central Station, LLC for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone and communications wires and equipment, and electrical conduits, wires and equipment, in Cook County, Illinois.

Parcel 5:

A non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements and Maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as document 0613532038 made by and among 1255 South Prairie Private, LLC; GP 1, LLC and Central Station, LLC for ingress and egress of vehicles and persons over, on and across street areas located upon the Prairie Avenue Private Easement parcel described therein, in Cook County, Illinois.

Parcel 6:

A non-exclusive easement for the benefit of Parcel 1, as created by the amended and restated grant of easements: Grant of Public Access Easement and Agreement for use and maintenance of Easement parcel dated April 19, 2002 and recorded April 24, 2002 as document 0020470285 made by and among Museum Park East, LLC, an Illinois Limited Liability Company and Chicago Title Land Trust Company (formerly known as Chicago Title and Trust Company), as Trustee under Trust Agreement dated March 1, 1990 and known as Trust Number 1080000 for pedestrian and vehicular ingress and egress over, across and upon the easement parcel described therein, in Cook County, Illinois.

Parcel 7:

A non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements for

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Construction, Encroachments, Adjacent Improvements, Access and Maintenance; access ramp easements made by and between Grant Park 2, LLC and Central Station, LLC recorded November 30, 2009 as document 0933444026 for the following purposes:

- A) Locate and Maintain permanent Encroachments of any One Museum Park West Improvements and/or facilities;
- B) Maintain and incidental encroachments in the event and to the extent that any part of the One Museum Park West Improvements shall encroach or shall hereafter encroach; and,
- C) For ingress and egress to the extent reasonably necessary to permit the maintenance, repair, replacement or reconstruction of any portion of the One Museum Park West Improvements, in, to, under, over, upon, through, and about portions of the "T5 Property", as defined therein, in Cook County, Illinois.

Parcel 8:

A non-exclusive easement for the benefit of Parcel 1, as created by Declaration of Easements for Encroachments, adjacent improvements, access and maintenance dated April 2, 2008 and recorded April 4, 2008 as document 0809541096, by and among, GP1, LLC, an Illinois Limited Liability Company, Grant Park 2, LLC, an Illinois Limited Liability Company, and Central Station, LLC, an Illinois Limited Liability Company, for easements:

- A) To Locate and maintain encroachments of portions of improvements over One Museum Park East property, as defined therein;
- B) For repair, replacement and reconstruction of all expansion joint connections as described therein;
- C) For ingress and egress over One Museum Park East property to the extent reasonably necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West Condominiums property; and
- D) For ingress and egress to any dog run area and for access to and use of any dog run area located on the One Museum Park East Property, in Cook County, Illinois.

Parcel 9:

A non-exclusive easement for the benefit of parcel 1, as created by Declaration of Easements for encroachments, adjacent improvements, access and maintenance, dated November 20, 2009 and recorded November 30, 2009 as document 0933444027 by and between Grant Park 2 LLC, an Illinois Limited Liability Company and Central Station, LLC, an Illinois Limited Liability Company, for Easements:

- A) To locate and maintain encroachments of portions of improvements over T5 property, as defined therein;
- B) For repair, replacement and reconstruction of all expansion joint connections as described therein;
- C) For ingress and egress over T5 property to the extent reasonably necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West Condominiums property, in Cook County, Illinois.

PIN(S):

Cook County Clerk's Office