

UNOFFICIAL COPY



Doc#: 1612504038 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/04/2016 02:45 PM Pg: 1 of 3

FIRST AMERICAN TITLE

FILE # 102
2727662

TRUSTEE'S WARRANTY DEED - ILLINOIS STATUTORY

THIS INDENTURE MADE APRIL 22, 2016, BETWEEN :

ANNE MARIE MURPHY AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 24TH OF APRIL, 2007, AND KNOWN AS DECLARATION OF TRUST OF ANNE MARIE MURPHY

AS GRANTOR(S), AND

RISHI D. GAIHA
AN UNMARRIED PERSON
421 SWEETMAN
BEAR, DE 19701,

GRANTEE(S), WITNESSETH, THAT GRANTOR(S), IN CONSIDERATION OF THE SUM OF TEN DOLLARS, RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND IN PURSUANCE OF THE POWER AND AUTHORITY VESTED IN THE GRANTOR(S) AS SAID TRUSTEE(S) AND OF EVERY OTHER POWER AND AUTHORITY THE GRANTOR(S) HEREUNTO ENABLING, DO HEREBY CONVEY AND WARRANTY UNTO THE GRANTEE(S), IN FEE SIMPLE, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, TO WIT:

LEGAL DESCRIPTION ATTACHED HERETO:

TOGETHER WITH THE TENEMENTS, HEREDITAMENTS AND APPURTANCES THEREUNTO BELONGING OR IN ANY WISE APPERTAINING, AND WAIVING ANY RIGHTS UNDER THE HOMESTEAD EXEMPTION LAWS OF ILLINOIS.

PERMANENT INDEX NUMBER: 17-10-122-025-1011
ADDRESS OF REAL ESTATE: 535 N. MICHIGAN AV-UNIT 311
CHICAGO, IL 60611

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IN WITNESS WHEREOF, THE GRANTOR(S), AS TRUSTEE(S), SETS HIS/HER HAND AND SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

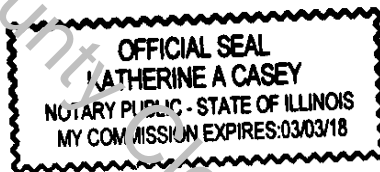
Anne Marie Murphy
ANNE MARIE MURPHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 24TH OF APRIL, 2007, AND KNOWN AS DECLARATION OF TRUST OF ANNE MARIE MURPHY

STATE OF ILLINOIS)
COUNTY OF COOK)

I, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ANNE MARIE MURPHY 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 SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AS SUCH TRUSTEE, FOR THE USES AND PURPOSES THEREIN SET FORTH..

DATED: APRIL 22, 2016

NOTARY PUBLIC



THIS DEED PREPARED BY: MICHAEL W. BRENNOCK, CPA/ATTY AT LAW
166 W. WASHINGTON STREET-SUITE 680
CHICAGO, IL 60602

SEND TAX BILL TO & RISHI D. GAIHA - 535 N MICHIGAN AV-UNIT 311
CHICAGO, IL 60611

RETURN AFTER RECORDING:

DANIEL S. HILL
STODIS & BIRD CHARTERED
200 W. JACKSON BLVD.
SUITE 1050
CHICAGO, IL 60606

REAL ESTATE TRANSFER TAX		25-Apr-2016
CHICAGO:		1,402.50
CTA:		561.00
TOTAL:		1,963.50 *

17-10-122-025-1011 | 20160401693857 | 1-832-755-264

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		25-Apr-2016
COUNTY:		93.50
ILLINOIS:		187.00
TOTAL:		280.50

17-10-122-025-1011 | 20160401693857 | 0-486-314-304

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PARCEL "A" UNIT 311 IN 535 N. MICHIGAN AVE. CONDOMINIUM, AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING PROPERTY (COLLECTIVELY REFERRED TO AS "PARCEL"):

PARCEL 1: LOT 7 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET (OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO FRACTIONAL SECTION 10), TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 7 AND 9 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 7 IN W. L. NEWBERRY'S SUBDIVISION OF THE NORTH 118 FEET OF THE WEST 200 FEET OF BLOCK 22 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE TRIANGULAR SHAPED PART OF THE EAST AND WEST PUBLIC ALLEY LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 7, EXTENDED SOUTH, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 7, EXTENDED EAST, IN SAID NEWBERRY'S SUBDIVISION, BEING THAT PORTION OF SAID ALLEY VACATED BY ORDINANCE PASSED OCTOBER 11, 1961 AND RECORDED NOVEMBER 1, 1961 AS DOCUMENT NUMBER 18318484, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25290228 AND FILED AS DOCUMENT NUMBER LR 3137574, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM, IN COOK COUNTY, ILLINOIS.

PARCEL "B"; EASEMENT FOR THE BENEFIT OF PARCEL 'A' FOR INGRESS, EGRESS AND SUPPORT AS DISCLOSED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 15, 1979 AND RECORDED DECEMBER 28, 1979 AS DOCUMENT 25298696 AND FILED AS DOCUMENT LR 3138565 AND AS CREATED BY DEED RECORDED AS DOCUMENT 25362851 AND FILED AS DOCUMENT LR3151529.

Note: For informational purposes only, the land is known as:

535 North Michigan Avenue
Chicago, IL 60611