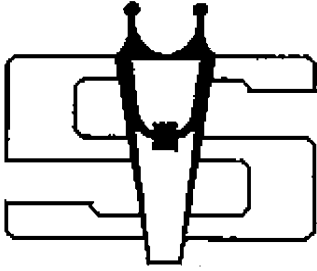


# UNOFFICIAL COPY

Doc#: 1625950106 Fee: \$74.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/15/2016 11:25 AM Pg: 1 of 3



Dec ID 20160901653375  
ST/CO Stamp 0-182-430-528 ST Tax \$2,000.00 CO Tax \$1,000.00  
City Stamp 1-927-260-992 City Tax: \$21,000.00

01146-43827 1/3

## Recording Cover Page

This page is added for the purpose of affixing Recording Information

X Deed

Mortgage

Power of Attorney

Subordination

Other

**STEWART TITLE**  
800 E. Diehl Road  
Suite 180  
Naperville, IL 60563

# UNOFFICIAL COPY

01146-43827 183

## TRUSTEE'S DEED

THIS DEED, made this 17 day of August 2016, between VICTORIA LEVIN, <sup>ML VL</sup> and <sup>ML VL</sup> Michael Levin, as Trustees of <sup>ML VL</sup> the MICHAEL LEVIN TRUST DATED NOVEMBER 12, 2009

### REAL ESTATE TRANSFER TAX

07-Sep-2016



COUNTY: 1,000.00  
ILLINOIS: 2,000.00  
TOTAL: 3,000.00

17-10-135-038-1191

20160901653375 | 0-182-430-528

hereinafter referred to as Grantors, <sup>ML VL</sup> and, WARREN RYLANDS, an Individual, hereinafter referred to as Grantee;

WHEREAS, Grantors <sup>ML VL</sup> was duly appointed <sup>CO</sup> Trustees <sup>ML VL</sup> under the terms of the MICHAEL LEVIN TRUST dated November 12, 2009, and has retained such power of direction under said trust, and remains duly qualified as such <sup>ML VL</sup> Trustees;

WHEREAS, Grantors <sup>ML VL</sup>, pursuant to the powers vested in <sup>them ML VL</sup> her by said Trust pursuant to the Laws of the State of Illinois and pursuant to a contract for sale entered into between the parties on May 17, 2016, said <sup>ML VL</sup> Trustee is empowered to deed over the property to the Grantee.

NOW, THEREFORE, this DEED <sup>ML VL</sup> witnesseth that Grantors, in consideration of the premises and the sum of TWO MILLION DOLLARS (\$2,000,000.00) to them in hand paid by Grantee, the Receipt whereof is hereby acknowledged, does GRANT, SELL, and CONVEY to WARREN RYLANDS all of the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows: (SEE REVERSE SIDE FOR LEGAL DESCRIPTION)

PERMANENT INDEX NUMBER: 17-10-135-038-1191

Address: 401 N. WABASH AVE. #31K, CHICAGO, ILLINOIS

TOGETHER WITH ALL right, title and interest whatsoever, at law or in equity of said MICHAEL LEVIN TRUST, dated November 12, 2009, in and to said premises.

TO HAVE AND TO HOLD same unto said Grantees, subject only to taxes for 2015 and future years, easements, covenants, and restrictions of record.

IN WITNESS WHEREOF, Grantors <sup>ML VL</sup>, as <sup>ML VL</sup> Trustees aforesaid, has set her hand and seal the day and year first above written.

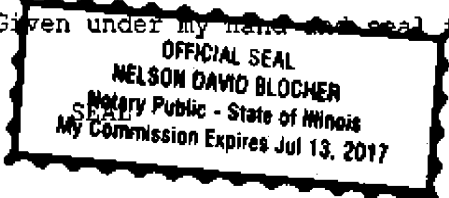
MICHAEL LEVIN

VICTORIA LEVIN, Trustee

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL LEVIN and VICTORIA LEVIN, <sup>ML VL</sup> TRUSTEES OF THE MICHAEL LEVIN TRUST DATED NOVEMBER 12, 2009, 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, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 17th day of August, 2016.



Notary Public

REAL ESTATE TRANSFER TAX  
CHICAGO: 15,000.00  
CTA: 6,000.00  
TOTAL: 21,000.00 \*  
17-10-135-038-1191 | 20160901653375 | 1-827-260-992  
\* Total does not include any applicable penalty or interest due.

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

of the premises commonly known as 401 N. Wabash Ave. #31K, Chicago, Illinois:

**PARCEL 1:**

UNIT 31K, IN THE RESIDENCES AT 401 NORTH WABASH AVENUE, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0821716050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED B AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NUMBER 0803015062, AS AMENDED BY SPECIAL AMENDMENT RECORDED AUGUST 4, 2008 AS DOCUMENT NUMBER 0821716049.

**PARCEL 3:**

A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AND RECORDED JANUARY 3, 2005 AS DOCUMENT NUMBER 0500319018 AS PUBLISHED IN JOURNAL PAGES 30411 TO 60458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBE THEREIN.

**PARCEL 4:**

THE EXCLUSIVE RIGHT TO THE USE OF S3104, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0821716050.

PIN: 17-10-135-038-1191

Document prepared by:

Nelson David Blocher

70 West Madison Street, Suite 2100

Chicago, Illinois 60602

Mail to :

Bernard J Michna

3100 Dundee Rd. Ste. 406

Northbrook, IL 60062

Send Subsequent Tax Bills to:

Warren Rylands

401 N. Wabash #31K

Chicago, IL 60611