

UNOFFICIAL COPY

Acquest Title Services, LLC
TRUSTEE'S DEED



Doc# 1632815120 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/23/2016 02:29 PM PG: 1 OF 3

1/4 2016100156

THIS INDENTURE, made this
17 day of November, 2016
between

ANN THOMAS BRODY, as
Trustee of the ANN THOMAS
BRODY REVOCABLE TRUST
DATED APRIL 19, 1993,
GRANTOR,

AND

HADI HEDAYATI and NARGES
RAZAVIZADEH, husband and
wife, of 2 Lake ^{Ridge} Court, Burr Ridge,
IL 60527, not as tenants-in-common,
~~nor as joint tenants, but as~~
~~TENANTS BY THE ENTIRETY,~~
GRANTEES,

**but as Joint Tenants with
right of survivorship*

WITNESSETH, that Grantor, in consideration of the sum of TEN and NO/100 (\$10,00) Dollars, and other good and valuable consideration in hand paid, 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 WARRANT unto the Grantees, the following described real estate, situated in the County of Cook and State of Illinois to wit:

LEGAL DESCRIPTION: See Exhibit A attached hereto.

ADDRESS OF REAL ESTATE: 130 North Garland Court, Unit #3404, Parking P-5-94, Chicago, IL 60602

PERMANENT INDEX NUMBER: 17-10-309-015-1847 and 17-10-309-015-1451

CRD REVIEW *RV*

SUBJECT ONLY TO THE FOLLOWING: (a) general real estate taxes not due and payable at the time of Closing; (b) covenants, conditions and restrictions of record; (c) building lines and public utility easements of record.

| REAL ESTATE TRANSFER TAX | 23-Nov-2016 |
|--------------------------|------------------|
| CHICAGO: | 8,400.00 |
| CTA: | 3,360.00 |
| TOTAL: | 11,760.00 |

17-10-309-015-1847 | 20161101681834 | 0-370-389-184

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

REAL ESTATE TRANSFER TAX



23-Nov-2016

COUNTY: 560.00

ILLINOIS: 1,120.00

TOTAL: 1,680.00

17-10-309-015-1847

| 20161101681834 | 0-686-469-312

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IN WITNESS WHEREOF, the Grantor, as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

The Grantor executes this deed as such Trustee and not individually, and is not to be held liable in her individual capacity in any way by reason of this deed. Any recourse under and by virtue of this deed shall be against the Trust estate only.

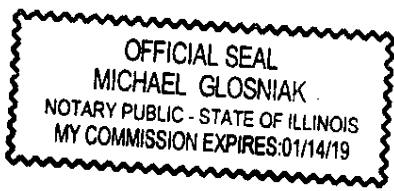
GRANTOR:

Ann Thomas Brody
Ann Thomas Brody, Trustee of the Ann Thomas Brody
Revocable Trust dated April 19, 1993

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that on this day personally appeared **Ann Thomas Brody**, known to me to be the person whose name is subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

Given under by hand and official seal, this 17th day of November, 2016.



Michael Glosniak
Notary Public

This instrument was prepared by:
Michael G. Glosniak
Leff & Cohen, Ltd.
300 S. Wacker Drive, #2400
Chicago, IL 60606

After recording please mail and subsequent tax bills to:

Dr. Hedayati
2 Lake Ridge Court
Burr Ridge, IL 60527

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ISSUED BY

LEFF & COHEN, LTD

300 S. Wacker Drive, Suite 2400, Chicago, IL 60606

Phone: (312)782-2700 - Fax: (312)782-9300

AS ISSUING AGENT FOR

CHICAGO TITLE INSURANCE COMPANY

Commitment Number: 2016100156

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Parcel 1: Unit 3404 and Parking Space Unit P-5-94 together with the exclusive right to use of the limited common element Storage Space numbered S807-68 in the Heritage at Millennium Park Condominium as delineated and defined on the Plat of survey of the following described parcels of real estate:

Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest fractional quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded December 16, 2004 as document number 0435103109, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 16, 2004 as document number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described herein (said land commonly referred to as the retail parcel)

PIN: 17-10-309-015-1847 and 17-10-309-015-1451

FOR INFORMATION PURPOSES ONLY:
THE SUBJECT LAND IS COMMONLY KNOWN AS:
130 North Garland Court, Unit 3404
Chicago, IL 60602