

UNOFFICIAL COPY



1635141030

Doc# 1635141030 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/16/2016 10:24 AM PG: 1 OF 3

THIS DOCUMENT PREPARED
BY: Scott A. Weinstein
KOVITZ SHIFRIN NESBIT
175 N. Archer
Mundelein, IL 60060
P (847) 537-0500
F (847) 537-0550

MTAIL-116200

ABOVE SPACE FOR RECORDER'S USE

TRUSTEE'S DEED

THIS INDENTURE made this 15th day of December, 2016, between Adrian Ablao Bonifacio co-trustee of the Myrna Ablao Bonifacio Trust, under a declaration of trust dated March 11, 2014, dated March 11, 2014, as Grantor, of 2625 North Clark Street, Unit #606, Chicago, Illinois, 60614.

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, 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 quitclaim unto the Grantee, STRATEGIC 2625 LLC, a Delaware limited liability company, the following described real estate in the County of Cook, State of Illinois.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

P.I.N.: 14-28-307-012-1019

Commonly known as: 2625 North Clark Street, Unit #606, Chicago, Illinois, 60614

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General real estate taxes for 2016 and subsequent years, not due and payable at the time of closing; covenants conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

REAL ESTATE TRANSFER TAX	09-Dec-2016
CHICAGO:	1,635.00
CTA:	654.00
TOTAL:	2,289.00 *



CCRD REVIEW

CTWE232:60100\2901262.1

14-28-307-012-1019 | 20161101680530 | 1-490-430-144

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

UNOFFICIAL COPY

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

Executed on this 1st day of December, 2016.

Myrna Ablao Bonifacio Trust, under a declaration of trust dated March 11, 2014, dated Mach 11, 2014, as Grantor, of 2625 North Clark Street

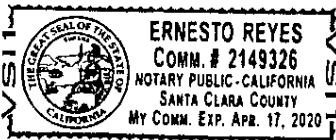
M
Adrian Ablao Bonifacio, Trustee

State of California)

County of Santa Clara)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Adrian Ablao Bonifacio, not personally but as trustee aforesaid, 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.

Given under my hand and notarial seal this 27 day of September, 2016.



Ernesto Reyes
Notary Public

AFTER RECORDING RETURN TO:

After Recording Mail to:
Taft Stettinius & Hollister LLP
c/o Kathy Kovitz Arnold
111 E. Wacker Dr., Ste. 2800
Chicago, IL 60601-3713

MAIL SUBSEQUENT TAX BILLS TO:

STRATEGIC 2625 LLC
1800 River Ave. Bldg 4
Lakewood, NJ 08701

REAL ESTATE TRANSFER TAX 09-Dec-2016

		COUNTY:	109.00
		ILLINOIS:	218.00
		TOTAL:	327.00

14-28-307-012-1019 | 20161101680530 | 1-279-436-992

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 606 IN THE CLARK PLACE PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND THE WEST 30 FEET OF THE EAST 100 FEET OF LOT 11 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT "A", IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0517939096 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0517939096

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF STORAGE LOCKER N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0517939096.

PIN: 14-28-307-012-1019

COMMON ADDRESS: 2625 North Clark Street, Unit #606, Chicago, IL 60614