

TRUSTEE'S DEED

**(Trust to Individual)
(ILLINOIS)
PAGE 1:**

Doc#: 1707339066 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/14/2017 10:46 AM Pg: 1 of 3

Dec ID 20170301620984
ST/CO Stamp 0-489-851-584 ST Tax \$520.00 CO Tax \$260.00
City Stamp 1-295-157-952 City Tax: \$5,460.00

THE GRANTOR, Kelly C. Carlson, and her successor in trust, as Trustee of the Kelly C. Carlson Living Trust dated August 3, 2010, for and in consideration of - TEN - DOLLARS, (\$10.00) and other good and valuable consideration, in hand paid, and in

pursuance of the power and authority vested in the Grantor, and of every other power/and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantees, ~~Devrat~~ Devrat Sinha and Marisa Young, husband and wife, of 1038 N. Orleans, Unit 1, Chicago, Illinois 60610, not as tenants in common, and not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as tenants in common, and not as joint tenants, but as tenants by the entirety, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 14-29-111-046-1006
Address (es) of Real Estate 3045 N. Lakewood Avenue, Chicago, Illinois 60657

DATED: March 7, 2017



Kelly C. Carlson, as Trustee of the
Kelly C. Carlson Living Trust dated
August 3, 2010

This instrument prepared by:

Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124

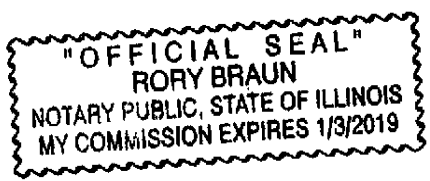
UNOFFICIAL COPY

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 Kelly C. Carlson, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this Date 3/7/17


NOTARY PUBLIC



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Legal Description

of premises commonly known as 3045 N. Lakewood Avenue, Chicago, Illinois 60657

Property Index Number: 14-29-111-046-1006

PARCEL 1: UNIT 3045 IN LAKEWOOD/NELSON TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 422 AND 423 AND THE NORTH 20 FEET OF THE WEST 2.75 FEET OF LOT 421 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1 TO 4, THE NORTH 1/2 OF BLOCK 6 AND ALL OF BLOCK 7 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87652907, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3045, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 87652907, IN COOK COUNTY, ILLINOIS.

MAIL TO:

Law Offices of Michelle Laiss

(Name)

1530 W. Fullerton

(Address)

Chicago, IL 60614

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Dewrat Sinha and Marisa Young

(Name)

3045 N. Lakewood

(Address)

Chicago, IL 60657

(City, State and Zip)