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17-263945

Trustee's Deed (ILLINOIS)

Doc#: 1711817015 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/28/2017 09:42 AM Pg: 1 of 2

Dec ID 20170401636845
ST/CO Stamp 1-284-157-120 ST Tax \$200.00 CO Tax \$100.00
City Stamp 1-873-836-736 City Tax: \$2,100.00

Above Space for Recorder's Use Only

THE GRANTOR(S)

Mae Nelson as trustee of the Mae Nelson Revocable Trust dated June 15, 1992,

of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00)TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to

Patrick H. McGrath and Kristin McGrath, husband and wife, as joint-tenants with
1330 W. Diversey Pkwy, Unit 4W, Chicago IL 60614 *rights of survivorship*

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 2509L IN LOWELL HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE SOUTH 98.50 FEET OF LOT 8 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISION, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; TOGETHER WITH THAT PART OF THE FOLLOWING DESCRIBED PREMISES LYING BELOW AN ELEVATION OF +20.30 CHICAGO DATUM: THE SOUTH 99.89 FEET OF LOT 6, LOT 8 (EXCEPT THE SOUTH 98.50 FEET THEREOF) ALL IN SAID CHICAGO LAND CLEARANCE NUMBER 3 AND LOTS 1, 2, 3, 4 AND 5 IN THE RESUBDIVISION OF LOTS 26, 27, 30 AND 31 IN BARTON'S SUBDIVISION OF LOT 14 IN SAID BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, 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 25288099 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:* General taxes for 2016 and subsequent years; condominium declaration recorded as document 25288099; covenants, conditions, and restrictions of record; public and utility easements; covenants, conditions, restrictions, easements, agreements and other documents recorded as document numbers 24917788, as amended from time to time, 20281622, 18589341, 18458881 as amended from time to time.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said Declaration of Trust.

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UNOFFICIAL COPY

Permanent Index Number (PIN): 17-04-209-043-1246

Address(es) of Real Estate: 88 W. Schiller, Unit 2509, Chicago, IL. 60610

Dated this 17th day of April, 2017

Mae Nelson (SEAL)
Mae Nelson, as trustee of the Mae Nelson
Revocable Trust dated June 15, 1992

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 Mae Nelson, as trustee of the Mae Nelson Revocable Trust dated June 15, 1992, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of April, 2017.

Commission expires 9/14/17



This instrument was prepared by Robert P. Rauschert, 1025 W. Webster Ave., Chicago, Illinois 60614

MAIL and SEND SUBSEQUENT TAX BILLS TO:

Patrick McGrath
1330 W. Diversey Pkwy, Unit 4W
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		27-Apr-2017
COUNTY:	ILLINOIS:	100.00
	TOTAL:	200.00
17-04-209-043-1246		20170401636845 1-284-157-120

REAL ESTATE TRANSFER TAX		27-Apr-2017
CHICAGO:	CTA:	1,500.00
	TOTAL:	600.00
17-04-209-043-1246		20170401636845 1-873-836-736

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