

UNOFFICIAL COPY

TRUSTEE'S DEED

STC 01146-45326
lot 2
14



Doc# 1712245033 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2017 10:55 AM PG: 1 OF 3

THIS INDENTURE, made this 23rd day of February, 2017, between Michael J. Persson and Deanna D. Persson, Trustees of a Trust Agreement, known as the PERSSON TRUST DATED MARCH 12, 2010, GRANTOR, AND DANIEL FRAYNA, of CHICAGO, IL, GRANTEE.

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars (\$10.00) 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 Grantors hereunto enabling, do hereby convey and warrant unto the Grantee, in fee simple, the following described real estate, situated in the county of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Index No 17-16-405-097-1179

PROPERTY ADDRESS: 740 SOUTH FEDERAL STREET, UNIT 609, CHICAGO, IL 60605

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

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

Subject to General taxes for 2016 and subsequent years
Covenants, conditions and restrictions of record

Dated this 23 day of February, 2017

Michael J. Persson
Michael J. Persson, Trustee

Deanna D. Persson
Deanna D. Persson, Trustee

STATE OF Wisconsin
COUNTY OF Sauver

SUBSCRIBED AND SWORN/AFFIRMED BEFORE
ME THIS 23 DAY OF February, 2017
BY Deanna Persson
Michael Persson

Mary Jo Becker NOTARY PUBLIC
MY COMMISSION EXPIRES 9-9-17



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State of Wisconsin }
 } SS
 County of Sawyer }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Michael J. Persson and Deanna D. Persson, Trustees of a Trust Agreement known as the PERSSON TRUST DATED MARCH 12, 2010, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and notary seal this 23 day of February, 2017

Mary Jo Becker
 Notary Public



STATE OF Wisconsin
 COUNTY OF Sawyer

SUBSCRIBED AND SWORN/AFFIRMED BEFORE ME THIS 23 DAY OF February, 2017
 BY Deanna Persson
Michael Persson
Mary Jo Becker NOTARY PUBLIC
 MY COMMISSION EXPIRES 9-9-17


This instrument prepared by John J. Zachara, Attorney at Law, 53 West Jackson Blvd, Suite 640, Chicago, Illinois 60604



Mail to:

Kaufman & Associates
 661 West Lake Street, #1W
 Chicago, IL 60661

Subsequent tax Bill:

Daniel Frayna
 740 South Federal Street, Unit 609
 Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		21-Mar-2017
	CHICAGO:	768.75
	CTA:	307.50
	TOTAL:	1,076.25 *
17-16-405-097-1179 20170301619602 1-412-368-064		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-May-2017
	COUNTY:	51.25
	ILLINOIS:	102.50
	TOTAL:	153.75
17-16-405-097-1179 20170301619602 0-582-252-224		

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Exhibit A - Legal Description

Parcel A:

Unit 740-609 in the Printers Square Condominium as delineated on a Plat of Survey of the Printers Square Condominium which is a Plat of part of the following described real estate:

Parcel 1: Lots 17 to 32, both inclusive in Brand's Subdivision of Block 125 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 2, 5 (except the West 5.64 feet of the North Half of said Lot 5) 8, 11, 14, 17 and 20 (except that parts of Lots 2, 5, 8, 11, 14, 17 and 20 lying West of the East line of alley running North and South across the rear of said Lots as located on July 1, 1969) in Goodhue's Subdivision of Block 126 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and is attached as Exhibit "B" to the Declaration of Condominium recorded January 31, 2006 as Document number 0603134126 as amended from time to time, together with such Units undivided percentage interest in the common elements.

Parcel B:

Non-exclusive easement for ingress and egress appurtenant to and for the benefit of that part of Parcel A lying in Parcel 2 of the tract of which Parcel A is part, as aforesaid, as set forth in Agreement recorded as Document 5556380 and in Agreement recorded as Document 13016949 over and upon the North and South private alley running across the rear or Westerly portion of Lots 2, 5, 8, 11, 14 and 17 in Goodhue's Subdivision of Block 126 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel C:

Exclusive and non-exclusive easements appurtenant to and for the benefit of Parcel A contained, and more particularly defined and described, in Reciprocal Easement and Operating Agreement dated as of July 8, 2005 and recorded July 13, 2005 as Document 0519432173 made among Waterton Printers' Square, LLC., a Delaware limited liability company, Federal Street I LLC, a Delaware limited liability company and Printers Square Garage LLC, an Illinois limited liability company over and across the Commercial Parcel defined and described therein.

Permanent Index Number: 17-16-405-097-1179