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TRUSTEE'S DEED (ILLINOIS)

Doc#: 1712839080 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2017 11:30 AM Pg: 1 of 4

Dec ID 20170401639161
ST/CO Stamp 0-596-836-032 ST Tax \$650.00 CO Tax \$325.00
City Stamp 1-361-828-544 City Tax: \$6,825.00

THE GRANTOR, Dory Broeckaert as Successor Co-Trustee of the Zerna M. Brodtkin Trust Dated 7-27-1991, and known as the Zerna M. Brodtkin Trust for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Joseph Losurdo and Michele L. Losurdo, husband and wife, at 51 Revere Dr., South Barrington, IL 60010, as ~~TENANTS BY THE ENTIRETY~~, all interest in the following described real estate commonly known as 1515 N. Astor St., Unit 25C, Chicago, IL 60610, and legally known as:

as Joint Tenants

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not due and payable at the time of closing.

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

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 or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto.

Permanent Real Estate Index Number(s): 17-03-101-027-1063

Dated this 21 day of April, 2017.

Dory Broeckaert as Successor Co-Trustee
Dory Broeckaert, as Successor Co-Trustee

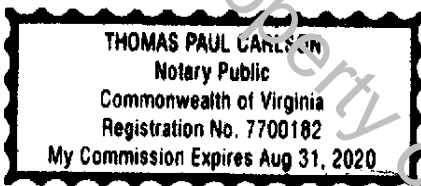
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Virginia
STATE OF ~~ILLINOIS~~ (TR)
Fairfax) SS,
COUNTY OF ~~COOK~~ (TR)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Dory Broeckaert as Successor Co-Trustee of the Zerna M. Brodtkin Trust dated 7-27-91 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this .



Thomas P. Carlson Sr. 4/21/2017
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:
Peter Bazos
Bazos, Freeman, Schuster & Braithwaite, LLC
1250 Larkin Ave., Suite 100
Elgin, IL 60123

SEND SUBSEQUENT TAX BILLS TO:

Joseph Losurdo and Michel C. Losurdo
1515 N. Astor St., Unit 25C
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		05-May-2017
	CHICAGO:	4,875.00
	CTA:	1,950.00
	TOTAL:	6,825.00 *

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

REAL ESTATE TRANSFER TAX		05-May-2017
	COUNTY:	325.00
	ILLINOIS:	650.00
	TOTAL:	975.00

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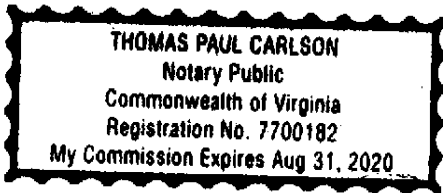
That Affiant, Dory Broeckaert as Successor Co-Trustee of the Zerna M. Brodkin Trust Agreement dated the 27th day of July, 1991 and known as the Zerna M. Brodkin Trust states as follows:

In December, 2014 the MFB Family Trust was terminated and transferred the real estate to the Zerna M. Brodkin Trust, the wrong original date was used for the Zerna M. Brodkin Trust on the Deed. The Grantee Clause should have read: Zerna M. Brodkin, as Trustee of the Zerna M. Brodkin Trust dated July 27, 1991, as amended, Zerna M. Brodkin's successor or successors.

Dated: April 21, 2017

Affiant: Dory Broeckaert as Successor Co-Trustee of the Zerna M. Brodkin Trust dated 7-27-1991
Dory Broeckaert

Subscribed and sworn to me this 21st day of April, 2017.



Thomas P. Carlson
Notary Public

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EXHIBIT "A"

UNIT NUMBER 25-C AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL): THE NORTH 5 FEET OF LOT 22, LOTS 23, 24, 25, 26 AND THE SOUTH 10 FEET OF LOT 27 IN THE RESUBDIVISION BY THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN THE NORTH 1/2 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 22254, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20694787; TOGETHER WITH AN UNDIVIDED 1.8614 PERCENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PIN(S): 17-03-101-027-1033

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