

16209557

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TRUSTEE'S DEED



1715808294I

Doc# 1715808294 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 12:57 PM PG: 1 OF 4

THIS INSTRUMENT, made this 26th day of May, 2017 by Jeanne E. Diamond and Peter S. Diamond, as Co-Trustees under the provisions of the Jeanne E. Diamond Living Trust dated December 10, 2008 hereinafter referred to as Grantors, and GP1 704, LLC, an Illinois Limited Liability Company, hereinafter referred to as Grantee:

WHEREAS, Grantors is the duly acting Trustees of the Jeanne E. Diamond Living Trust dated December 10, 2008, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: GP1 704, LLC, an Illinois Limited Liability Company pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 1235 S. Prairie Ave., GU-168, Chicago, IL 60605, legally described as:

SEE ATTACHED

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for ~~2014~~ and subsequent years.
2016

Permanent Index Number: 17-22-110-125-1454

Address(es) of Real Estate: 1235 S. Prairie Ave., GU-168, Chicago, IL 60605

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

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IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.

Jeanne E. Diamond
Jeanne E. Diamond

Peter S. Diamond
Peter S. Diamond, as Co-Trustees under the provisions of
Jeanne E. Diamond Living Trust dated December 10, 2008

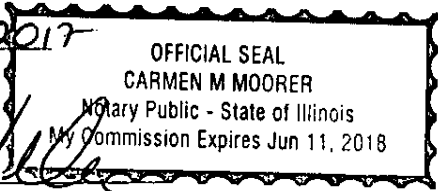
STATE OF ILLINOIS)
) ss
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeanne E. Diamond and Peter S. Diamond, as Co-Trustees under the provisions of Jeanne E. Diamond Living Trust dated December 10, 2008 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of May, 2017

Commission expires 6/11/18

Carmen M Moorers
NOTARY PUBLIC



This instrument was prepared by: Michael Brady, 17407 67th Court, Suite 1, Tinley Park, IL 60477

MAIL TO:
BUPD LTD
225 West Illinois St
#300
Chicago, IL
60654

SEND SUBSEQUENT TAX BILLS TO:
GPI 704 LLC
EDG II Investments, LLC
1235 S. Prairie Ave., GU#168
Chicago, IL 60605
710 W. Oakdale
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		30-May-2017
	CHICAGO:	273.75
	CTA:	109.50
	TOTAL:	383.25 *
17-22-110-125-1454 20170501662936 0-773-073-344		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		30-May-2017
	COUNTY:	18.25
	ILLINOIS:	36.50
	TOTAL:	54.75
17-22-110-125-1454 20170501662936 1-011-913-152		

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LEGAL DESCRIPTION

PARCEL 1: UNIT GU-168 IN THE TOWER RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 30 MINUTES 30 SECONDS EAST, 0.41 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 45 SECONDS EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, 1.13 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 59 SECONDS EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST 0.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 1.9 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 08 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 07 SECONDS WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS

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ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC.

PROPERTY ADDRESS: 1235 S. Prairie Ave., GU-168, Chicago, IL 60605

PERMANENT INDEX NUMBER: 17-22-110-125-1454

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