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Doc#: 1717939108 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2017 01:22 PM Pg: 1 of 3

TRUSTEE'S DEED (Illinois)

Dec ID 20170601672161
ST/CO Stamp 0-590-562-752 ST Tax \$684.00 CO Tax \$342.00
City Stamp 1-733-238-464 City Tax: \$7,182.00

THE GRANTOR, MICHAEL PERLMUTTER
as Trustee of the Michael Perlmutter Revocable Trust dated May 8, 2015, as amended, as to an undivided 1/2 interest, and **BRITTANY PERLMUTTER**, as Trustee of the Brittany Perlmutter Revocable Trust dated May 8, 2015, as amended, as to an undivided 1/2 interest (such trusts, collectively, the "Trusts"), as Tenants by the Entirety, of 1925 North Maud, #1, Chicago, Illinois 60614, in exercise of the powers granted to each of them as trustee in and by their respective Trusts, and in pursuance of every other power and authority the Trusts hereunto enabling, and in consideration of the sum of Ten and No Hundredths Dollars (\$10.00), receipt whereof is hereby acknowledged, does hereby convey unto

ABOVE SPACE FOR RECORDER'S USE ONLY

MICHAEL GERSHENZON AND KELSEY ANAGNOS, as husband and wife, *as tenants by the entirety*
1925 North Maud, #1
Chicago, Illinois 60614

in fee simple, all of the grantor's right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

PARCEL 1: UNIT NUMBER 1 OF THE SEMINARY/MAUD TOWNHOMES CONDOMINIUM ASSOCIATION AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"):

LOTS 90, 91 AND 92 (EXCEPT THE NORTHEASTERLY 20.33 FEET) IN WEBSTER SUBDIVISION OF LOT 3 AND THE NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 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 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE SEMINARY/MAUD TOWNHOMES CONDOMINIUM ASSOCIATION MADE BY LAKE VIEW TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 29, 1987 AND KNOWN AS TRUST NUMBER 7332 AND RECORDED ON AUGUST 5, 1988 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 87433488 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL OF THE PROPERTY AND

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SPACE COMPRISING ALL UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NON-EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87433488.

Permanent Real Estate Index Number(s): 14-32-400-072-1001

Address of real estate: 1925 North Maud, #1, Chicago, Illinois 60614

This deed is subject to:

1. General real estate taxes not due and payable as of the date of delivery of this deed.
2. Covenants, conditions and restrictions of record, including, without limitation, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Seminary/Maud Townhomes Association dated May 29, 1987 and recorded August 5, 1987, as document 87433488 (as amended, if applicable, the "Declaration").
3. Limitations and conditions imposed by the Condominium Property Act and installments due after the date of delivery of this deed of general assessments established, pursuant to the Declaration.
4. Public and utility easements, including any easements established by or implied from the Declaration.
5. Party wall rights and agreements.
6. Building lines and easements, if any, provided, to the extent they are not public or utility easements, they do not interfere with the current use and enjoyment of the real estate.

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IN WITNESS WHEREOF, the grantor aforesaid has hereunto set their hand and seal as of the 26th day of June, 2017.

Michael Perlmutter

MICHAEL PERLMUTTER, as Trustee of the Michael Perlmutter Revocable Trust dated May 8, 2015, as amended, as to an undivided 1/2 interest

Brittany Perlmutter

BRITTANY PERLMUTTER, as Trustee of the Brittany Perlmutter Revocable Trust dated May 8, 2015, as amended, as to an undivided 1/2 interest

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL PERLMUTTER, as Trustee of the Michael Perlmutter Revocable Trust dated May 8, 2015, as amended, as to an undivided 1/2 interest, and BRITTANY PERLMUTTER, as Trustee of the Brittany Perlmutter Revocable Trust dated May 8, 2015, as amended, as to an undivided 1/2 interest, who are personally known to me to be the same persons who appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, as such Trustees, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of June, 2017.

Rachel Zawadzki
NOTARY PUBLIC



Commission expires: 07/09/19

MAIL RECORDED DEED TO:

Michael Gershenzon
1925 N. Maud Ave., Unit 1
Chicago, IL 60614

MAIL FUTURE TAX BILLS TO:

Michael Gershenzon
1925 N. Maud Ave., Unit 1
Chicago, IL 60614

This instrument was prepared by:

Craig S. Arnson, Esq.
1849 Green Bay Road, 4th Floor
Highland Park, IL 60035