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Warranty DEED ILLINOIS STATUTORY

Doc#: 1721315081 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2017 10:36 AM Pg: 1 of 3

Dec ID 20170701694554
ST/CO Stamp 1-763-081-664 ST Tax \$1,065.00 CO Tax \$532.50
City Stamp 0-938-376-640 City Tax: \$11,182.50

422 14
Y1 224
1721315081
CT-1721315081

THE GRANTOR(S), Phillip Kayden and Marley Kayden, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to VITO COMES, AS TRUSTEE OF :

21 E. Huron St., Unit 2505

The Vito Comes Trust DATED JUNE 30th, 2003

REVOCABLE LIVING

(GRANTEE'S ADDRESS) 21 E. Huron Street, Unit 2102, Chicago, IL 60611
of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:


See attached legal description.

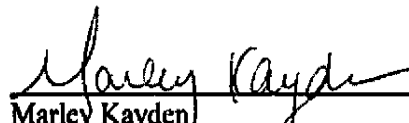
SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2017 and subsequent years.

Permanent Real Estate Index Number(s): 17-10-107-016-1091
Address(es) of Real Estate: 21 E. Huron Street, Unit 2102, Chicago, IL 60611

Dated this 25 day of July, 2017.


Phillip Kayden


Marley Kayden

I, VITO COMES, AS TRUSTEE OF THE VITO COMES REVOCABLE LIVING TRUST DATED JUNE 30th, 2003, ACCEPT THE PROPERTY LOCATED AT 21 E. HURON, UNIT 2102, CHICAGO INTO THE TRUST.

Vito Comes, Trustee, by
V. Colyer as agent.

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Phillip Kayden and Marley Kayden, personally known to me to be the same person(s) whose name(s) 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, 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 25 day of July, 2017.



Theresa A. Tucci (Notary Public)

Prepared By: Dean Lurie
1 E. Wacker Drive, Suite 2610
Chicago, IL 60601

Mail To:
Danielle E. Colyer
Colyer Law Group, P.C.
~~120 South La Salle St., Suite 1205~~ 161 N. CLARK ST
Chicago, IL 60603 SUITE 1400

Name & Address of Taxpayer:
Vito Comes Trust
21 E. Huron Street, Unit 2102
Chicago, IL 60611

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LEGAL DESCRIPTION

Order No.: 17SS0225043LP

For APN/Parcel ID(s): 17-10-107-016-1091

PARCEL A:

UNIT 2102 IN THE PINNACLE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PINNACLE CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 120 FEET OF LOTS 9 AND 10 IN THE ASSESSOR'S'S DIVISION OF BLOCK 39 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2004 IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0430644109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A, AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED NOVEMBER 1, 2004 AS DOCUMENT NUMBER 0430644108 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING NUMBER P431, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.
PARCEL D: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-53, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-53, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.