

UNOFFICIAL COPY

TRUSTEE DEED
ILLINOIS STATUTORY
(Trustee to Individual)

Doc#: 1732546049 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/21/2017 11:29 AM Pg: 1 of 3

Dec ID 20171101656729
ST/CO Stamp 2-013-538-336 ST Tax \$265.00 CO Tax \$132.50
City Stamp 0-852-772-896 City Tax: \$2,782.50

MSA 9568025 LP
10/4 Submission to Clerk

The Grantor (s), CHARLES F. HARTT, Trustee of the CHARLES F. HARTT Trust dated 7/19/2013, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars & No/100 (\$10.00) and other good and valuable considerations in hand paid, convey (s) and warrant (s) , to JAMES E. McCANN and CHRISTINA B. McCANN,, husband and wife, of the City of Chicago, County of Cook, State of ILLINOIS, all right, title and interest in the following described real estate, situated in the County of Cook, in the State of Illinois, as joint tenants with right of survivorship, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PERMANENT INDEX NUMBER: 14-21-307-061-1227, 14-21-307-061-1264

PROPERTY ADDRESS: 525 W. Hawthorne Place, Unit 3103, and parking space P30, Chicago IL 60657

Subject to the real estate taxes for the year 2017 and subsequent years, covenants, conditions and restrictions, and special assessments confirmed after the date of the contract, if any, easements of record, building lines, zoning ordinances, public right of ways for roads and highways.

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

DATED THIS 20 DAY OF NOVEMBER, 2017.

Charles F Hartt

CHARLES F. HARTT, TRUSTEE

STATE OF ILLINOIS }ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that the above persons 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 acknowledge that she signed, sealed and delivered the instrument as her 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 20 day of NOVEMBER, 2017.
Commission Expires



November 20, 2017
Notary Public

Chicago Title
Mull

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PREPARED By: Marcia L. Sabesin, 561 W. Diversey Pkwy., Ste 206, Chicago IL 60614

MAIL TO:

Jonathan Aven, Esq.
180 N. Michigan Avenue #2105
Chicago IL 60601



SEND SUBSEQUENT TAX BILLS TO::

James C. McCann
525 W. Hawthorne Place
Chicago IL 60657

REAL ESTATE TRANSFER TAX		20-Nov-2017
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50 *

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

REAL ESTATE TRANSFER TAX		20-Nov-2017
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50

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Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 17SA9568025LP

For APN/Parcel ID(s): 14-21-307-061-1227 and 14-21-307-061-1264

PARCEL 1: UNIT NO. 3103 IN 525 HAWTHORNE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021232465, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: UNIT NUMBER P-30 IN HAWTHORNE PLACE GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.58 FEET CHICAGO CITY DATUM: THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 (EXCEPT THE NORTHERLY 107.60 FEET THEREOF), IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 25, 2004 AS DOCUMENT NUMBER 0417727057, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN HAWTHORNE PLACE, LLC AND HAWTHORNE PARKING, LLC DATED SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 17, 2002 AS DOCUMENT NUMBER 21017513 OVER THE EASTERLY 25 FEET OF THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 12 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.