

UNOFFICIAL COPY

TRUSTEE'S DEED
ILLINOIS STATUTORY
(Trust to LLC)

Doc#: 1733849244 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2017 01:22 PM Pg: 1 of 3

Dec ID 20171101659821
ST/CO Stamp 0-812-619-808 ST Tax \$2,787.00 CO Tax \$1,393.50
City Stamp 1-841-272-864 City Tax: \$29,263.50

Mail To:

Kenneth Hartmann, Esq.
2580 Foxfield Rd.
Suite 104
St. Charles, IL 60174

Send Subsequent Tax Bills To:

1340 N. State, LLC
414 N. Orleans St.
Suite 610
Chicago, IL 60654

RECORDER'S STAMP

THE GRANTOR, Marlene R. Iglitzen, as Trustee of the Marlene R. Iglitzen Trust dated 7/29/1999, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to 1340 N. State, LLC, an Illinois limited liability company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for 2017 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-04-218-047-1005

Property Address: 1340 N. State Pkwy Unit 3S, Chicago, Illinois 60610

SIGNATURE PAGE FOLLOWS

17-1565 '11

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Dated this 27 day of November 2017.

Marlene R. Iglitzen
Marlene R. Iglitzen, Trustee

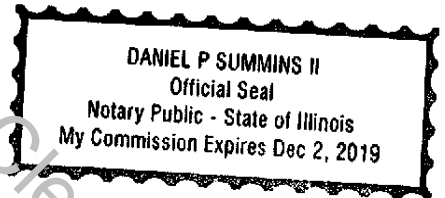
STATE OF IL)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marlene R. Iglitzen, as Trustee of the Marlene R. Iglitzen Trust dated 7/29/1999, is personally 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 27 day of November, 2017.

Daniel P. Summins II
Notary Public

My Commission Expires: 12/2/2019



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Kenneth Hartmann, Esq.
2580 Foxfield Rd.
Suite 104
St. Charles, IL 60174

SEND SUBSEQUENT TAX BILLS TO:

1340 N. State, LLC
414 N. Orleans St.
Suite 610
Chicago, IL 60654

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EXHIBIT "A"

Parcel A:

Unit Number 3 South in 1340 N. State Parkway Condominium, as delineated on a survey of the following described real estate:

Parcel 1:

South 27 feet of Lot 2 and all of Lots 3 and 4 in Assessors Division of Lot 8 in Bronson's Addition to Chicago; also that part of the North 25 feet of Lot 7 in Bronson's Addition to Chicago, lying East of the East line of the Southerly extension of Lot 5 in Assessor's Division of Lot 8 in Bronson's Addition aforesaid; part of the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian.



Parcel 2:


Easements for the benefit of Parcel 1 for ingress and egress and the right to maintain thereon the existing fence, including gateways bordering the following described land: The South 23 feet lying West of the Southerly extension of the East line of Lot 5 in Assessor's Division of Lot 8 of Bronson's Addition to Chicago, excepting from the above described property that part dedicated by Document Number 132784 and the North 23 feet of the public alley dedicated by Document 132784 (now vacated) lying North of the South line of the North 25.0 of Lot 7 as set forth in instruments recorded as Documents 21266392 and 21289644; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 94552842, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel B:

The right to the use of P-8 and P-3, limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document 94552842.

PIN(S): 17-04-218-047-1005

REAL ESTATE TRANSFER TAX		04-Dec-2017	
		COUNTY:	1,313.50
		ILLINOIS:	2,787.00
		TOTAL:	4,100.50
17-04-218-047-1005		20171101659821	0-812-619-608

REAL ESTATE TRANSFER TAX		04-Dec-2017	
		CHICAGO:	20,902.50
		CTA:	8,361.00
		TOTAL:	29,263.50 *
17-04-218-047-1005		20171101659821	1-841-272-864

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