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TRUSTEE'S DEED (Illinois)

THIS DEED is made as of the

, 2018,

by and between

JENNIFER BAKIJA, TRUSTEE BAKIJA LIVING **JENNIFER** TRUST AGREEMENT DATED MARCH 20, 2008 ("Grantor," whether one or more),

and

BRIAN HART

("Grantee," whether one or more).

Doc# 1804518038 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2018 01:51 PM PG: 1 OF 4

WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt vincreof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate. situated in the County of COOK and State of Illinois known and described as follows, to wit:

Citywide Title Corporation 850 W. Jackson Blvd., Ste. 320

Chicago, IL 60607

PARCEL 1: UNIT 3C IN THE 4646-50 WINT PROP COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 9 FEET OF LOT 3 AND LOTS 4 TO 6 IN THE SUBDIVISION OF LOTS 172 TO 180 IN WILLIAM DEERING SURRENDEN SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MEKIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607234014, AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AL., IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OFS-9 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0607234014. known

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF SPACE AS 4650 3C, A. I IMITED COMMON ELEMENT, AS DESIGNATED ON THE DRAWING IN THE AMENDMENT RECORDED APRIL 13, 2010 AS DOCUMENT NUMBER 1010344003 AND IN THE DRAWING IN THE AMENDMENT RECORDED APRIL 8, 2011 AS DOCUMENT NUMBER 1109834011, WHICH AMENDS THE DECLARATION OF CONDOMINIUM AFORESAID.

COMMONLY KNOWN AS: 4650 N. WINTHROP AVE., UNIT 3C, CHICAGO, IL 60640

PARCEL INDEX NUMBER (PIN): 14-17-209-043-1009 (VOL: 478)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.



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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND. Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes

for the year 2016 and subsequent years. COMMONLY KNOWN AS: 4650 N. WINTHROP AVE., UNIT 3C, CHICAGO, IL 60640 PARCEL INDEX NUMBER (PIN): 14-17-209-043-1009 (VOL: 478) IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its LIVING TRUS (AGREEMENT DATED MARCH 20, 2008 Prepared by: Rosenthal Law Group, LLC, 3700 W Devor Ave, Lincolnwood, IL 60712 4650 N Winthrop Nuz Apt 3C CHICAGO IL 60640 MAIL TO: SEND SUBSEQUENT TAX BILLS TO: BRIAN HART 4650 N. WINTHROP AVE., UNIT 3C, CHICAGO, IL 60640 RECORDER'S OFFICE BOX NO. OR STATE OF I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JENNIFER BAKIJA is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth. Given under my hand and official seal, this _____ day of _____

Notary Public My Commission Expires:

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REAL ESTATE TRANSFER TAX		09-Feb-2018
	CHICAGO:	3,735.00
	CTA:	1,494.00
	TOTAL:	5,229.00 *

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

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7500 PT OX REAL ESTATE TRANSFER TAX

09-Feb-2018





COUNTY: 249.00 ILLII. TOTAL: 498.00 747.00

1-791-611-424

14-17-209-043-1009

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