

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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1889137 1/3



TRUSTEE'S DEED

Doc# 1808518055 Fee \$48.00

Mail to:

James G Ward
53 W Jackson Blvd
#1522
Chicago IL 60604

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/26/2018 02:09 PM PG: 1 OF 2

Name and Address of Taxpayers:

Clarence W. Brown Jr.
2912 N. Commonwealth Ave., Unit 10CD
Chicago, IL 60657

This indenture made this 19 day of March 2018 between **The Robert B. Loveman Trust under Trust Agreement dated October 30, 1990**, The Grantor, and Clarence W. Brown, Jr. a Single man, and Pablo Villagomez a Single man, The Grantees, of the City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, the Grantor hereby conveys and grants to the Grantee the following described real estate situated and existing in Cook County, State of Illinois, to wit:

UNITS 10C AND 10D IN 2912 COMMONWEALTH AVENUE CONDOMINIUM AS DELINEATED ON SURVEY OF THAT PART OF LOTS 3 AND 4 OF THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 OF SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT 100 FEET NORTH OF THE INTERSECTION OF WEST LINE OF COMMONWEALTH AVENUE, 85 FEET TO THE SOUTH LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, 100 FEET; THENCE EAST 100 FEET PARALLEL TO THE WEST LINE OF COMMONWEALTH AVENUE, 85 FEET TO A POINT 100 FEET NORTH OF THE NORTH LINE OF SURF STREET; THENCE EAST 100 FEET PARALLEL TO THE NORTH LINE OF SURF STREET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO TRUST NUMBER 76378 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22394645 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 2912 N. Commonwealth Ave., Unit 10CD, Chicago, IL 60657

PERMANENT TAX INDEX NUMBER: 14-28-204-009-1019 & 14-28-204-009-1020

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Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

Together with all tenements and appurtenances thereto belonging.


TO HAVE AND TO HOLD the same unto said Grantee forever.

This Deed is executed pursuant to and in the exercise of the powers and authority granted to and vested in said trustee by the terms of said deed into trust delivered to said Trustee in pursuance of the Trust agreement above mentioned.

In witness whereof, Grantor has executed this document this 19 day of March, 2018.

THE RICHARD B. LOVEMAN TRUST UNDER TRUST AGREEMENT DATED OCTOBER 30, 1990

By: Richard B. Loveman
Richard B. Loveman, Trustee of aforesaid
Robert

REAL ESTATE TRANSFER TAX		23-Mar-2018
	CHICAGO:	7,500.00
	CTA:	3,000.00
	TOTAL:	10,500.00 *



STATE OF ILLINOIS)
)
COUNTY OF COOK)

14-28-204-009-1019 | 20180301622176 | 1-481-981-472

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

I, Teresa A. Frustaci a Notary Public in and for the said County in the State aforesaid, do hereby certify that before me this day personally appeared Richard B. Loveman, as Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument personally and as such Trustee and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act personally and as Trustees of the Trust, for the uses and purposes set forth herein.

Teresa A. Frustaci
Notary Public

REAL ESTATE TRANSFER TAX		26-Mar-2018
	COUNTY:	500.00
	ILLINOIS:	1,000.00
	TOTAL:	1,500.00

14-28-204-009-1019 | 20180301622176 | 1-469-865-504

Prepared by:
LEO G. AUBEL
Howard & Howard

