

UNOFFICIAL COPY

Doc#: 1815529288 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/04/2018 11:15 AM Pg: 1 of 3

TRUSTEE'S DEED (Illinois)

Dec ID 20180501682366
ST/CO Stamp 0-066-610-464 ST Tax \$1,140.00 CO Tax \$570.00
City Stamp 0-646-527-264 City Tax: \$11,970.00

Above Space for Recorder's use only

THIS AGREEMENT, made this 31 day of May, 2018 between EUGENE DEMURO and JOANNE G. DEMURO, CO- TRUSTEES OF THE EUGENE DEMURO AND JOANNE G. DEMURO TRUST DATED JUNE 12, 2007 F/K/A THE EUGENE DEMURO FAMILY TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 6, 1974, as Grantors, and NIKHAR JUNEJA and RITIKA GROVER, husband and wife, as TENANTS BY THE ENTIRETY, as Grantees, of Cook County, Illinois _____.

WITNESSETH: the Grantors, in consideration of the sum of Ten (\$10.00) Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said co- trustees, and of every other power and authority the Grantors hereunto enabling, does hereby convey and quitclaim unto the Grantees, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE EXHIBIT "A" ATTACHED HERETO.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 17-10-105-014-1152

Address of Real Estate: 100 E. Huron St., Unit 3504
Chicago, Illinois 60611

IN WITNESS WHEREOF, the Grantors, have hereunto set their hands and seals the day and year first above written.

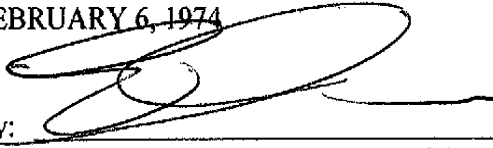
(SIGNATURE PAGE FOLLOWS)

18005891NC
EPENNETT,

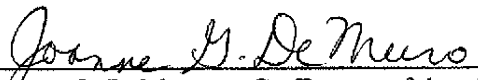
1 of 2

UNOFFICIAL COPY

EUGENE DEMURO AND JOANNE G. DEMURO TRUST
DATED JUNE 12, 2007, F/K/A THE EUGENE DEMURO
FAMILY TRUST UNDER TRUST AGREEMENT DATED
FEBRUARY 6, 1974

By: 

Eugene DeMuro, as Co-Trustee of the aforesaid Trust

By: 

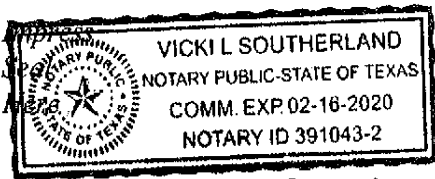
Joanne G. DeMuro, as Co-Trustee of the aforesaid Trust

STATE OF TEXAS

COUNTY OF Montgomery,) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eugene DeMuro and Joanne G. DeMuro, as Co-Trustees of the aforesaid Trust, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such Co-Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of May, 2018.




NOTARY PUBLIC

Commission expires: 02-16-2020.

This instrument was prepared by: Chukwuma Offor, Esq., Dykema Gossett PLLC, 10 South Wacker Drive, Suite 2300, Chicago, Illinois 60606.

MAIL TO:

Raymond Polach, Esq.
1111 N. Plaza Dr., Suite 460
Schaumburg, IL 60173-4970

SEND SUBSEQUENT TAX BILLS TO:

Nikhar Juneja and Ritika Grover
100 E. Huron St.
#3504
Chicago, IL 60611

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

PARCEL 1:

UNIT 3504 IN 100 EAST HURON STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN CHICAGO PLACE, BEING A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90620268 AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR MAINTENANCE, FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH BY EASEMENT AND OPERATION AGREEMENT, RECORDED OCTOBER 6, 1990 AS DOCUMENT 90487310 AND CREATED BY DEED FROM LASALLE NATIONAL TRUST, N. A, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1986 AND KNOWN AS TRUST NUMBER 111297.

COMMONLY KNOWN AS 100 E. HURON ST., UNIT 3504, CHICAGO, IL 60611

PIN: 17-10-105-014-1152

SUBJECT TO: TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM/COVENANTS, CONDITIONS AND RESTRICTIONS ("DECLARATION/CCRS") AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION/CCRS OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION/CCRS, and GENERAL REAL ESTATE TAXES FOR THE YEAR 2017-2ND INSTALLMENT AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.