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TRUSTEE'S DEED



Doc# 1815642043 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2018 02:12 PM PG: 1 OF 4

FIRST AMERICAN TITLE
FILE # 2912180

THIS INDENTURE, made on May 17, 2018 between Steven F. Canning, as Trustee of the Steven Canning Revocable Trust Agreement dated August 22, 2008, as restated, party of the first part, and Dan Anbar, party of the second part

WITNESSETH, that said party of the first part, in consideration of the sum of TEN &00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby grant, sell, and convey unto said party of the second part, the following described REAL ESTATE, situated in Cook County, Illinois, to wit: (SEE EXHIBIT "A")

Subject to: Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCR's") and all amendments; public and utility easements including those established or implied from the Declaration/CCR's or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act, as amended; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCR's; general real estate taxes not yet due or payable.

Commonly Known As 680 N. Lake Shore Dr., #1623, Chicago, IL 60611

Property Index Number 17-10-202-083-1088

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This Deed is executed by the party of the first part, as Trustee as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested by the terms of said deed or deeds in trust and/or the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part has executed this instrument as of the day and year first above written.

Steven F. Canning
Steven F. Canning, solely as Trustee as aforesaid

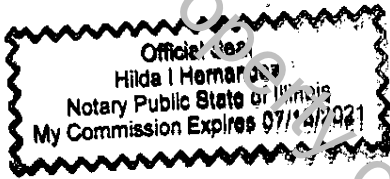
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State of Illinois, County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven F. Canning, 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 signed, sealed and delivered the said instrument as his 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 official seal this 17th day of May, 2018.



Hilda I. Hernandez (Notary Public)

Prepared By: Neal M. Ross
670 N. Clark St., Suite #300-W
Chicago, Illinois 60654

Mail To:
Michael D. Samuels, Esq.
414 W. Burr Oak Dr.
Arlington Heights, IL 60004

Send Subsequent Tax Bills To & Grantee's Address:
Dan Anbar

*1680 N Lake Shore 1623
Chicago IL 60611*

REAL ESTATE TRANSFER TAX		23-May-2018
	CHICAGO:	3,037.50
	CTA:	1,215.00
	TOTAL:	4,252.50 *

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

REAL ESTATE TRANSFER TAX		23-May-2018
	COUNTY:	202.50
	ILLINOIS:	405.00
	TOTAL:	607.50

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NO. 1623, IN 680 TOWER RESIDENCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

LOT 2, IN PAUL'S SUBDIVISION OF THE LAND, PROPERTY AND SPACE IN PART OF LOTS 5 AND 6 AND THE TRACT MARKED "ALLEY" LYING BETWEEN SAID LOTS 5 AND 6 OF COUNTY CLERK'S DIVISION OF THE UNSUBDIVIDED ACCRETIONS LYING EAST OF AND ADJOINING THE SUBDIVIDED PARTS OF BLOCKS 43, 44 AND 54 WITH OTHER LANDS IN KINZIE'S ADDITION TO CHICAGO, ILLINOIS IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

EXCEPTING FROM SAID LOT 2 THAT PART THEREOF, BEING THE PROPERTY AND SPACE AT THE SECOND FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID SECOND FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.501 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE THIRD FLOOR IN SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET, AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT, AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES: WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING

ALSO EXCEPTING FROM SAID LOT 2 THAT PART THEREOF BEING THE PROPERTY AND SPACE AT THE THIRD FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.50 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID THIRD FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 62.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE FOURTH FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES: WEST 25.17 FEET; NORTH 11.31 FEET; WEST 10.04 FEET; NORTH 29.32 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 15.76 FEET; EAST 6.45 FEET; NORTH 18.31 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING

ALSO COMPRISED OF LOTS 9 AND 23, AND THOSE PORTIONS OF LOT 7 IN PAUL'S SUBDIVISION

AFOREMENTIONED, BEING THE PROPERTY AND SPACE AT THE 6TH AND 7TH FLOOR LEVELS OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 86.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID 6TH FLOOR OF SAID BUILDING) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 110.53 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE 8TH FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 7 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER OF SAID LOT 7 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS OF A FOOT) EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED AND RUNNING THENCE ALONG PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT, AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES:

WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING

SAID RANGE LINE HEREIN MENTIONED BEING A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF EAST ERIE STREET AND WHICH INTERSECTS SAID NORTH LINE AT A POINT 83.95 FEET EAST FROM THE NORTH EAST CORNER OF EAST ERIE STREET AND NORTH MCCLURG COURT, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26912811 AND AS AMENDED BY DOCUMENT 89520936; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 26320245, AS AMENDED, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-10-202-083-1088 VOL. 501

Property Address: 680 North Lake Shore Drive Unit1623, Chicago, Illinois 60611

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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