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THIS DOCUMENT WAS
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2018 08:44 AM Pg: 1 of 4

Dec ID 20180601694182
ST/CO Stamp 0-591-635-232 ST Tax \$431.50 CO Tax \$215.75
City Stamp 1-972-552-992 City Tax: \$4,530.75

TRUSTEE'S DEED

THIS INDENTURE is made as of this 1st day of ^{June} ~~May~~, 2018 by and between **Jerome Mugerditchian**, as Trustee of the **Jerome Mugerditchian Revocable Trust dated July 26, 2000** (the "Grantor as Trustee"), and **Anup Y. Erojara and Smitha Venugopal**,* of the county of Cook and state of Illinois (collectively, the "Grantees").

** JOINT TENANTS*

WITNESSETH, that Grantor as Trustee, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations and pursuant to the power and authority vested in the Grantor as Trustee to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND QUIT CLAIMS unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

*STC01146-5809066
Lot 3*

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantees forever.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX

12-Jun-2018



CHICAGO:	3,236.25
CTA:	1,294.50
TOTAL:	4,530.75 *

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

REAL ESTATE TRANSFER TAX

25-Jun-2018



COUNTY:	215.75
ILLINOIS:	431.50
TOTAL:	647.25

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EXHIBIT A

Legal Description

UNIT NUMBER 1208 IN THE MICHAELS TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 104, 105 AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90 IN BRONSON'S ADD TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, 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 91074631 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 17-04-215-072-1065

COMMON ADDRESS: 1309 North Wells Street, #1208, Chicago, Illinois 60610

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2017 2nd Installment and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Ownership recorded as Document Number 91074681, as amended from time to time.
3. Existing unrecorded leases.
4. Acts done by or suffered through Buyer.
5. Ordinances, Easements, Encroachments, Agreements of Record.

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