### **UNOFFICIAL COPY**

THIS DOCUMENT WAS PREPARED BY:

Lisa J. Saul, Esq. Forde Law Offices LLP 111 W. Washington Street, Suite 1100 Chicago, Illinois 60602

AFTER RECORDING, RETURN TO:

Namit Bammi, Esq.
Bammi Law Group LLC
203 North LaSalle Street Suite 2100
Chicago, Illinois 60601

Doc#. 1817829005 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/27/2018 08:44 AM Pg: 1 of 4

### TRUSTEE'S DEED

THIS INDENTURE is made es of this day of May, 2018 by and between Jerome Mugerditchian, as Trustee of the Jerone 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").

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:

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-2010
	CHICAGO:	3,236.25
	CTA:	1,294.50
	TOTAL:	4,530.75 *
17-04-215-072-1065	20180601694182	1-972-552-992
*Total does not includ	le any applicable penalty	or interest due.

REAL ESTATE TRANSFER TAX		25-Jun-2018	
		COUNTY:	215.75
\$17°		ILLINOIS:	431.50
		TOTAL:	647.25
17-04	-215-072-1065	20180601694182	0-591-635-232

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IN WITNESS WHEREOF, Grantor as Trustee aforesaid has hereunto set in hand and sealed this day of May, 2018.

Jerome Mugerditchian Revocable Trust dated July 26, 2000

By: Jerome Muge: ditchian, as Trustee

State of Floriola

) ss

County of 10 ( Sia)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerome Mugerditchian, as Trustee of the Jerome Mugerditchian Revocable Trust dated July 26, 2000, 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 she signed, sealed and delivered this said instrument as her 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 \( \) day of \( \) \( \) \( \) 2018

Notary Public

Commission expires:

April 29,2022



NEAMA BOULOS Notary Public, State of Florida

Commission# GG 195343 My comm. expires April 29, 2022

#### Send Subsequent Tax Bills To:

Anup Y. Bhojara and Smitha Venugopal 1309 North Wells Street, #1208 Chicago, Illinois 60610

116 FLINTSHIRE WAY COPPELL TY 75019

1817829005 Page: 3 of 4

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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 'AST 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 ELEMANTS.

**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**

- Real estate taxes for 2017 2<sup>nd</sup> Installment and subsequent years. 1.
- 2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Ownership recorded as Document Number 91074681, as amer sed from time to time.
- 3. Existing anrecorded leases.
- 4. Acts done by or suffered through Buyer.
- suft.
  ements,.

  Clarks
  Office Ordinances, Fasements, Encroachments, Agreements of Record. 5.