



18218040480

Doc# 1821804048 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2018 12:03 PM PG: 1 OF 5

TRUSTEE'S DEED

THIS INDENTURE made August 1, 2018, BY AND BETWEEN James E. Guth, as Sole Trustee and Sole Primary Beneficiary of the James E. Guth Revocable Trust dated February 5, 1998 and John R. Murrow, as sole Trustee and Sole Primary Beneficiary of the John R. Murrow Revocable Trust dated February 5, 1998, married to each other, collectively, Grantor, who have an address of 2550 N. Lakeview, #N601, Chicago, IL 60614, and Laren Ukman as trustee of the Laren Ukman Revocable Trust, Grantee, with an address of 2550 N. Lakeview, #S305, Chicago, IL 60614,

FIRST AMERICAN TITLE FILE # 2933437 1/4

WITNESSETH, that said Grantor, in consideration of the sum of Ten and No/100s (\$10.00) dollars, and other good valuable consideration in hand paid does hereby convey and quit-claim unto said Grantee, the following described real estate situated in Cook County, Illinois to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PERMANENT INDEX NUMBER(S): 14-28-319-115-1005 14-28-319-115-1004

ADDRESS(ES) OF REAL ESTATE: 2520 North Lakeview Avenue, Units 103 and 104, Chicago, IL

Together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, and benefit forever of said Grantee.

It is expressly understood and agreed by and between the parties, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings, and agreements made on the part of the Trustee are made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in his own right, but solely in the exercise of the powers conferred upon each as such Trustee; and that no

COOK COUNTY RECORDER OF DEEDS INT

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personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against, the Trustee or any of the beneficiaries under said trust agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking, or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released by Grantee, his successors and assigns.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

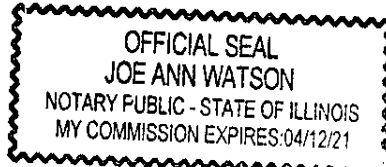
SIGNATURE PAGE TO TRUSTEE'S DEED

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this August 1, 2018.

James E. Guth, as Sole Trustee and Sole Primary Beneficiary of the James E. Guth Revocable Trust dated February 5, 1998

James E. Guth
Name: James E. Guth, trustee

STATE OF IL)
COUNTY OF Cook) SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James E. Guth, personally known to me to be the Sole Trustee and Sole Primary Beneficiary of the James E. Guth Revocable Trust dated February 5, 1998 and 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, and delivered the 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, if any exist.

Given under my hand and official seal on August 1st, 2018.
Joe Ann Watson
Notary Public

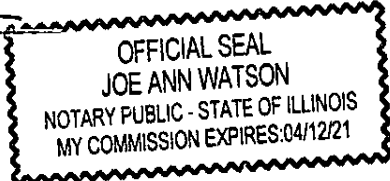
John R. Murrow, as sole Trustee and Sole Primary Beneficiary of the John R. Murrow Revocable Trust dated February 5, 1998

John R. Murrow
Name: John R. Murrow, trustee

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John R. Murrow, personally known to me to be the Sole Trustee and Sole Primary Beneficiary of the John R. Murrow Revocable Trust dated February 5, 1998 and 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, and delivered the 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, if any exist.

Given under my hand and official seal on August 1st, 2018.
Joe Ann Watson
Notary Public



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PREPARED BY:

Richard Demarest Yant, Esq.
Kaplan Saunders Valente & Beninati LLP
500 N. Dearborn St., Suite 200
Chicago IL. 60654


SEND TAX BILLS TO:



Laren Ukman
2550 N. Lakeview Ave, S305
Chicago, IL 60614

AFTER RECORDING MAIL TO:

Steven Dallas, Reges Frezados + Dallas LLP
20 N. CLARK ST., SUITE 1103
CHICAGO, IL 60602

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-Aug-2018
	CHICAGO:	675.00
	CTA:	270.00
	TOTAL:	945.00 *
14-28-319-115-1004 20180701644059 1-458-760-128		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Aug-2018
	COUNTY:	45.00
	ILLINOIS:	45.00
	TOTAL:	90.00
14-28-319-115-1004 20180701644059 1-831-466-784		

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EXHIBIT A TO TRUSTEE'S DEED

Legal Description

PARCEL 1A:

UNITS 103 AND 104, IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RERECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 1B:

GARAGE PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILINGS OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S103 AND S104, FOR THE BENEFIT OF SAID UNIT 103 AND 104, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A PARKING CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318008, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222015 AND AS AMENDED FROM TIME TO TIME.

PINs: 14-28-319-115-1005
14-28-319-115-1004

known as:

2520 North Lakeview Avenue, Units 103 and 104, Chicago, IL