

lot 3

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TRUSTEE'S DEED
ILLINOIS STATUTORY

Doc#: 1830619334 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/02/2018 11:35 AM Pg: 1 of 3

Dec ID 20181001621605
ST/CO Stamp 1-137-441-952 ST Tax \$335.00 CO Tax \$167.50
City Stamp 0-063-700-128 City Tax: \$3,517.50

NORTH AMERICAN
TITLE COMPANY

18-266858

THIS DEED is dated October 31, 2018, by **Tarek A. Fadel**, not individually, but as Trustee of the Tarek A. Fadel Living Trust dated April 17, 2012, as Grantor and **Xiaochuan Shen and Ming Kong**, husband and wife, of Tenafly, New Jersey, as Grantee(s),

WITNESSETH: The Grantor(s) in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto Grantee(s), as **JOINT TENANTS**, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE EXHIBIT 'A'
ATTACHED HERETO

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Municipal Code of Chicago; (d) the covenants, conditions, restrictions and building lines of record; (e) public utility easements; (f) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (g) private easements, although Grantor(s) shall not take the property subject to any private easements not established by the Declaration; (h) installments due after the date of closing for assessments established pursuant to the Condominium Declaration; (i) the limitations and conditions imposed by the Condominium Property Act; (j) the Condominium Declaration, including all amendments and exhibits thereto,

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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Permanent Real Estate Index Number: 17-17-200-026-1020 & 17-17-200-026-1057

Address of Real Estate: 1155 W. Madison Street, Unit 309 & P4, Chicago, Illinois 60607

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IN WITNESS WHEREOF, the Grantor(s), as aforesaid, hereunto set their hand(s) and seal on the day and year first above written.



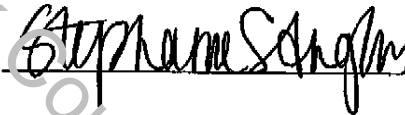
(SEAL)
Tarek A. Fadel, as Trustee of the Tarek A. Fadel
Living Trust dated April 17, 2012

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tarek A. Fadel, 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.

Given under my hand and official seal on October 31, 2018.



 (Notary Public)

Mail To:



XIAOCHUAN SHEN
45 SHERWOOD RD
TENATLY, NJ 07670


Name & Address of Taxpayer:

XIAOCHUAN SHEN
45 SHERWOOD RD
TENATLY, NJ 07670

Prepared By:

Gregg A. Garofalo
GAROFALO LAW GROUP
161 N. Clark Street, Suite 1600
Chicago, Illinois 60601
(312) 753-6000

REAL ESTATE TRANSFER TAX		01-Nov-2018
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50
17-17-200-028-1020 20181001621605 1-137-441-852		

REAL ESTATE TRANSFER TAX		01-Nov-2018
	CHICAGO:	2,512.50
	CTA:	1,005.00
	TOTAL:	3,517.50 *
17-17-200-028-1020 20181001621605 0-063-700-128		

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

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Exhibit "A"

Legal Description

Property Address: 1155 W. Madison Street, #309 & P4, Chicago, IL 60607

Parcel ID: 17-17-200-026-1020 and 17-17-200-026-1057

Parcel 1: Unit 309 and P4 in the Madison Club Condominium as delineated on a survey of the following described real estate:

Lots 14, 15, 16, 17, 18, 19, 20, and 21 in Hayes' Subdivision of Block 2 in the Canal Trustee's Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0011163150, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 for ingress, egress, use, and enjoyment as created by Operating Agreement and Declaration recorded December 10, 2001 as Document Number 0011163149.

Property of Cook County Clerk's Office