

UNOFFICIAL COPY

Sc18037-303

Doc# 1836008037 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/26/2018 11:22 AM Pg: 1 of 3

Trustee's Deed
FIDELITY NATIONAL
TITLE INSURANCE
ILLINOIS

Dec ID 20181201658545
ST/CO Stamp 0-821-085-856 ST Tax \$3,350.00 CO Tax \$1,675.00
City Stamp 0-002-180-768 City Tax: \$35,175.00

Above Space for Recorder's Use Only

This AGREEMENT is between the Grantor, Michael Miles, as Trustee of the Michael Miles Revocable Trust under Trust Agreement dated August 7, 2003 of 11 East Walton Unit 3102, Chicago, IL 60611 and Grantees, Aaron Sanandres and Adriana Sanandres, Husband and Wife of 1440 N. State Street, Apartment 11D, Chicago, Illinois, not as Joint Tenants, not as Tenants in Common, but rather as Tenancy by the Entirety.

WITNESSES: The Grantor in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and QUIT CLAIM unto the Grantees in fee simple the following described real estate, situated in the County of Cook, State of Illinois, to wit:

(See page 2 for legal description attached here to and made part here of)

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

This deed is executed by Michael Miles, as Trustee of the Michael Miles Revocable Trust under Trust Agreement dated August 7, 2003 as aforesaid, in the exercise of the power and authority granted to and vesting in him by the terms of the provisions of said trust above mentioned, and of every power and authority thereunto enabling.

SUBJECT TO: General real estate taxes for 2018 and subsequent years, not yet due and payable; building lines and easements, if any; and terms, covenants, conditions and restrictions of record.

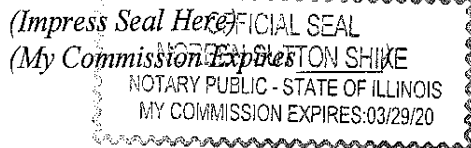
Permanent Real Estate Index Number: 17-03-209-027-1006
Address of Real Estate: 11 East Walton Street, Unit 3102, Chicago, IL 60611

The date of this deed of conveyance is December 11, 2018

Michael Miles as trustee
(SEAL) Michael Miles, as Trustee of the
Michael Miles Revocable Trust under Trust
Agreement dated August 7, 2003
as Trustee as aforesaid

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 Michael Miles, as Trustee of the Michael Miles Revocable Trust under Trust Agreement dated August 7, 2003 is 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, as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal December 11, 2018



Notary Public Signature
Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as: 11 East Walton Street, Unit 3102, Chicago, IL 60611

PARCEL 1:

UNIT NO. 3102 IN THE ELYSIAN PRIVATE RESIDENCES CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE WEST 1/3 OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOTS 6, 7, 8, 9, 10 AND 11 IN THE SUPERIOR COURT PARTITION OF THE EAST 2/3 OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION AFORESAID, TOGETHER WITH THAT PART OF THE PUBLIC ALLEY DEDICATED BY INSTRUMENT RECORDED FEBRUARY 3, 1886 AS DOCUMENT NUMBER 688526 AND VACATED BY ORDINANCE RECORDED MAY 31, 2006 AS DOCUMENT 0615144102 IN BLOCK 12 AFORESAID, ALL TAKEN AS A TRACT, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE SOUTH 0 DEGREES 15 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 111.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 99.95 FEET; THENCE NORTH 72 DEGREES 42 MINUTES 44 SECONDS EAST, 21.99 FEET TO A POINT ON THE MOST WESTERLY EAST LINE OF LOT 6 AFORESAID, SAID POINT BEING 4.55 FEET (AS MEASURED ALONG SAID EAST LINE) SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING NORTH 72 DEGREES 42 MINUTES 44 SECONDS EAST, 15.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 AFORESAID; THENCE SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG SAID WESTERLY EXTENSION, 0.70 FEET TO THE MOST EASTERLY SOUTHWEST CORNER OF LOT 8 IN SUPERIOR COURT PARTITION AFORESAID, THENCE CONTINUING SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 8 THROUGH 11 AFORESAID, 156.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE EASTERLY TERMINUS OF THE HEREIN DESCRIBED LINE, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 19, 2009 AS DOCUMENT NO. 0932331019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-8 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS TO A PARKING SPACE DESCRIBED AS "PARKING SPACE NO. 39" AND SHOWN AS EXHIBIT D ACCORDING TO THE DECLARATION OF CROSS EASEMENTS AND COST SHARING PROVISIONS FOR THE ELYSIAN AND RECORDED NOVEMBER 19, 2009 AS DOCUMENT NUMBER 0932331018.

REAL ESTATE TRANSFER TAX

18-Dec-2018



COUNTY:	1,675.00
ILLINOIS:	3,350.00
TOTAL:	5,025.00

17-03-209-027-1006

| 20181201658545 | 0-821-085-856

REAL ESTATE TRANSFER TAX

18-Dec-2018



CHICAGO:	25,125.00
CTA:	10,050.00
TOTAL:	35,175.00 *

17-03-209-027-1006 | 20181201658545 | 0-002-180-768

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

This instrument was prepared by:
Joseph P. Hudetz
Kelleher & Buckley, LLC
102 S. Wynstone Park Dr., #100
North Barrington, Illinois 60010

Send subsequent tax bills to:
Aaron Sanandres and Adriana
Sanandres
11 East Walton St., Unit 3102
Chicago, IL 60611

Recorder-mail recorded document
to:
Law Office of Barbara M. Demos, P.C.
4746 North Milwaukee Avenue
Chicago, Illinois 60630

UNOFFICIAL COPY

EXHIBIT A

Order No.: SC18032303

For APN/Parcel ID(s): 17-03-209-027-1006

For Tax Map ID(s): 17-03-209-027-1006

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