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TRUSTEE'S DEED

Doc#: 1906019234 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/01/2019 11:34 AM Pg: 1 of 4

Dec ID 20190201611443
ST/CO Stamp 0-784-885-152 ST Tax \$565.00 CO Tax \$282.50
City Stamp 1-499-445-664 City Tax: \$5,932.50

19-0105

THIS AGREEMENT, made this 28 day of February, ~~2019~~, 2019, between **Barbara Jean Sterr**, as Trustee as ~~Trustee~~ of the **Barbara Jean Sterr Trust u/a/d November 6, 2014**, as amended and restated from time to time, Grantor, and **Zhexian Zhou**, of 19520 Lanfranca Dr., Grantee.
Santa Clarita, CA 91350

WITNESSES: The Grantor, in consideration of the sum of Ten dollars, 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 quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

See attached legal description.

Permanent Real Estate Index Number: 17-22-110-138-1142 & 17-22-110-138-1337

Address of real estate: 1201 S. Prairie Ave., Unit 2706 & GU39, Chicago, IL 60605

IN WITNESS WHEREOF, the grantor, Barbara Jean Sterr, as Trustee, as aforesaid, has hereunto set her hand and seal on the day and year first above written.

Barbara J Sterr (seal)
Barbara Jean Sterr 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 Barbara Jean Sterr, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of February, 2019.

Judith E Fors
NOTARY PUBLIC



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Legal Description



SEE ATTACHED LEGAL DESCRIPTION, exhibit "A"


SUBJECT ONLY TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE BY OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED; HOMEOWNERS OR CONDOMINIUM DECLARATION AND BYLAWS, IF ANY; AND GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

This instrument was prepared by: Judith E. Fors, Esq.
4669 N. Manor Avenue
Chicago, IL 60625

MAIL TO: Roger P. Galer, Esq.
Galer Firm PC
25 W. Washington St., Ste. 2200
Chicago, IL 60606

SEND TAX BILLS TO: Zhixian Zhou
~~1201 S. Prairie Ave., Unit 2706~~
~~Chicago, IL 60605~~
1950 Lanfranca Dr.
Santa Clara, CA 91350

REAL ESTATE TRANSFER TAX		01-Mar-2019	
	COUNTY:	282.50	
	ILLINOIS:	565.00	
	TOTAL:	847.50	
17-22-110-138-1142 20190201611443 0-784-885-152			

REAL ESTATE TRANSFER TAX		01-Mar-2019	
	CHICAGO:	4,237.50	
	CTA:	1,695.00	
	TOTAL:	5,932.50 *	
17-22-110-138-1142 20190201611443 1-499-445-664			

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

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EXHIBIT "A"

Parcel 1: Units 2706 and GU-039, in the One Museum Park West Condominiums, as delineated on a survey of the following described property: Part of Block 2 Subdivision, being a resubdivision of Lot 2 in Kiley's Subdivision of part of Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also, part of South Indiana Avenue per Document 93954909 recorded November 22, 1993, in Cook County, Illinois; which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document 0933444028, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: A non-exclusive perpetual easement for the benefit of Parcel 1, as created by the Grant of easements and agreement for construction, encroachments and maintenance ("Grant") dated March 15, 2006 and recorded May 15, 2006 as Document 0613532035 made by and among Central Station, L.L.C., an Illinois limited liability company, 1255 South Prairie Private, L.L.C., an Illinois limited liability company and GP 1, LLC, an Illinois limited liability company: (I) To construct, locate and maintain permanent encroachments of portions of the future improvements located on Parcel 1, including without limitation all structural members, footing, caisson bells, foundations, demising walls, columns, sheeting and grade beams and any other supporting components which provide support and/or enclosure and, (II) To maintain any incidental encroachments in the event and to the extent that any part of the future improvements located on Parcel 1, encroach upon any part of the dominant parcels (as defined in the Grant), in Cook County, Illinois.

Parcel 3: A non-exclusive easement for the benefit of Parcel 1, as created by the Grant of easements and agreement for construction, encroachments and maintenance dated March 15, 2006 and recorded May 15, 2006 as Document 0613532035 made by and among Central Station, L.L.C, an Illinois limited liability company; 1255 South Prairie Private, L.L.C., an Illinois limited liability company and GP 1, LLC, an Illinois limited liability company for the purpose of ingress and egress by persons, materials and equipment over, upon, across, under and through the servient parcel described therein to the extent reasonably necessary to permit the maintenance, repair or reconstruction of the improvements on Parcel 1, in Cook County, Illinois.

Parcel 4: A non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements and Maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as Document 0613532038 made by and among 1255 South Prairie Private, L.L.C.; GP 1, LLC and Central Station, L.L.C. for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone and communications wires and equipment, and electrical conduits, wires and equipment, in Cook County, Illinois.

Parcel 5: A non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements and Maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as Document 0613532038 made by and among 1255 South Prairie Private, L.L.C.; GP 1, LLC and Central Station, L.L.C. for ingress and egress of vehicles and persons over, on and across street areas located upon the Prairie Avenue Private easement parcel described therein, in Cook County, Illinois.

Parcel 6: A non-exclusive easement for the benefit of Parcel 1, as created by the Amended and Restated Grant of Easements: Grant of public access easement and agreement for use and maintenance of easement parcel dated April 19, 2002 and recorded April 24, 2002 as Document 0020470285 made by and among Museum Park East, L.L.C., an Illinois limited liability company and Chicago Title Land Trust Company (formerly known as Chicago Title and Trust Company), as Trustee under Trust Agreement dated March 1, 1990 and known as Trust Number 1080000 for pedestrian and vehicular ingress and egress over, across and upon the easement parcel described therein, in Cook County, Illinois.

Parcel 7: A non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements for construction, encroachments, adjacent improvements, access and maintenance; access ramp easements made by and between Grant Park 2, LLC and Central Station, L.L.C. recorded November 30, 2009 as Document 0933444026 for the following purposes:

A) Locate and maintain permanent encroachments of any One Museum Park West improvements and/or facilities;

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B) Maintain any incidental encroachments in the event and to the extent that any part of the One Museum Park West improvements shall encroach or shall hereafter encroach; and,

C) For ingress and egress to the extent reasonably necessary to permit the maintenance, repair, replacement or reconstruction of any portion of the One Museum Park West improvements, in, to, under, over, upon, through and about portions of the "T5 Property", as defined therein, in Cook County, Illinois.

Parcel 8: A non-exclusive easement for the benefit of Parcel 1, as created by Declaration of Easements for encroachments, adjacent improvements, access and maintenance, dated April 2, 2008 and recorded April 4, 2008 as Document 0809541096, by and among, GP 1, LLC, an Illinois limited liability company, Grant Park 2, LLC, an Illinois limited liability company, and Central Station, L.L.C., an Illinois limited liability company, for easements:

(I) To locate and maintain encroachments of portions of improvements over One Museum Park East property, as defined therein;

(II) For repair, replacement and reconstruction of all expansion joint connections as described therein;

(III) For ingress and egress over One Museum Park East property to the extent reasonably necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West Condominiums property; and

(IV) For ingress and egress to any dog run area and for access to and use of any dog run area located on the One Museum Park East Property, in Cook County, Illinois.

Parcel 9: A non-exclusive easement for the benefit of Parcel 1, as created by Declaration of Easements for encroachments, adjacent improvements, access and maintenance, dated November 20, 2009 and recorded November 30, 2009 as Document 0933444027 by and between Grant Park 2, LLC, an Illinois limited liability company and Central Station, L.L.C., an Illinois limited liability company, for easements:

(A) To locate and maintain encroachments of portions of improvements over T5 property, as defined therein;

(B) For repair, replacement and reconstruction of all expansion joint connections as described therein;

(C) For ingress and egress over T5 property to the extent reasonably necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West Condominiums property, in Cook County, Illinois.

Parcel 10: The (exclusive) right to the use of Storage Space(s) S-142 a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0933444028.

PIN(S): 17-22-110-138-1142 and 17-22-110-138-1337