

TRUSTEE'S DEED

THIS DEED, made this 27th day of February, 2019 between Michael K. Desmond, not individually but solely in his capacity as Chapter 7 Trustee for the Bankruptcy Estate of Jean R. Tippenhauer and Darcy L. Tippenhauer, hereinafter referred to as Grantor, and Krista K. Matsui, a single woman, whose address is 2604 Chevy Chase Drive, Joliet, Illinois 60435, of the County of Will, hereinafter referred to herein as Grantee:-----

Doc#: 1906446002 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/05/2019 08:41 AM Pg: 1 of 3

Dec ID 20190201607360
ST/CO Stamp 1-200-833-952 ST Tax \$430.00 CO Tax \$215.00
City Stamp 0-127-092-128 City Tax: \$4,515.00

WHEREAS, Grantor is the duly appointed Chapter 7 Trustee for the Bankruptcy Estate of Jean R. Tippenhauer and Darcy L. Tippenhauer in the United States Bankruptcy Court, Northern District of Illinois, Eastern Division under Case No. 17-04543. That this Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Grantor pursuant to the Court Order entered on February 12, 2019 ("Sale Order").

NOW, THEREFORE, this Deed witnesseth, that Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby GRANTS, SELLS, CONVEYS AND QUITCLAIMS unto said Grantee the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Commonly known as: 195 N. Harbor Drive, Unit 1805, Chicago, Illinois 60601

P.I.N.: 17-10-401-014-1150

TOGETHER WITH ALL right title and interest whatsoever, at law and equity of said Chapter 7 Trustee in and to the Property.

This Deed is made subject to:

- (a) GENERAL REAL ESTATE TAXES FOR 2ND INSTALLMENT 2018 AND SUBSEQUENT YEARS.
- (b) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
- (c) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 27, 1995 AS DOCUMENT NO. 95414356 AND AS AMENDED FROM TIME TO TIME; AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT
- (d) ENCROACHMENTS OF ANY BUILDINGS, STRUCTURES, FENCES, IF ANY.

DATED this 27th day of February, 2019

Michael K. Desmond, not individually but solely in his capacity as Chapter 7 Trustee for the Bankruptcy Estate of Jean R. Tippenhauer and Darcy L. Tippenhauer



By: Michael K. Desmond
Its: Chapter 7 Trustee

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, Notary Public in and for said County, in the state aforesaid, do hereby certify that Michael K. Desmond, not individually but solely in his capacity as Chapter 7 Trustee for the Bankruptcy Estate of Jean R. Tippenhauer and Darcy L. Tippenhauer, 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, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27th day of February, 2019.



Teri L. Krcmarik
Notary Public

THIS DOCUMENT PREPARED BY:

Justin Herzog, Esq.
Figliulo & Silverman, P.C.
Ten South LaSalle Street
Suite 3600
Chicago, Illinois 60603

AFTER RECORDING, MAIL TO:

Matthew Rich
Braun & Rich, P.C.
4301 N. Damen Avenue
Chicago, Illinois 60618

NAME & ADDRESS OF TAXPAYER:

Krista K. Matsui
195 N. Harbor Drive
Unit 1805
Chicago, Illinois 60601

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1805 IN PARKSHORE CONDOMINIUM AS DELINEATED ON THE SURVEY OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95414356, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL EASEMENT OF THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 89410952 FOR VEHICULAR ACCESS AND PEDESTRIAN RAMPS OVER EXISTING RAMPS AND ADJACENT AREAS AND ANY REPLACEMENTS OF THOSE EXISTING RAMPS AND OVER SUCH PORTIONS OF EXISTING DRIVEWAY AS FURTHER DELINEATED ON EXHIBIT C OF SAID DOCUMENT CREATING SAID EASEMENT

PARCEL 3:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR UTILITY PURPOSES, VEHICULAR ACCESS AND PEDESTRIAN ACCESS INCIDENTAL TO THE USE OF PARCEL 1 PURSUANT TO THE TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AMENDED AND RESTATED GRANT OF EASEMENT DATED AUGUST 29, 1989 AND RECORDED SEPTEMBER 1, 1989 AS DOCUMENT 89410952 IN COOK COUNTY, ILLINOIS

EXHIBIT

A