

UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture, made this 1st day of April, 2019, between Babette A, Nyka, not individually but as Successor Trustee of the James J. Nyka and Florence A. Nyka Living Trust dated February 1, 2005, party of the first part, and Babette Ann Henderson, not individually but as Trustee of the Babette Ann Henderson Revocable Trust Agreement dated October 4, 2018, and any amendments thereto, or her successors in interest, and Teresa Ann Nyka, not individually but as Trustee of the Teresa Ann Nyka Revocable Trust Agreement dated March 6, 2019, and any amendments thereto, or her successors in interest, parties of the second part.



Doc# 1909834032 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/08/2019 10:55 AM PG: 1 OF 4

WITNESSETH, that said party of the first part for and in consideration of TEN and no/100 Dollars (\$ 10.00), and other good and valuable consideration in hand paid, does hereby CONVEY and QUIT CLAIM a one-half (1/2) undivided interest unto Babette Ann Henderson, not individually but as Trustee of the Babette Ann Henderson Revocable Trust Agreement dated October 4, 2018, and any amendments thereto, or her successors in interest and an undivided one-half (1/2) interest unto Teresa Ann Nyka, not individually but as Trustee of the Teresa Ann Nyka Revocable Trust Agreement dated March 6, 2019, and any amendments thereto, or her successors in interest said parties of the second part, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

PIN: 17-10-203-027-1122

PROPERTY ADDRESS: 233 E. ERIE, UNIT 2102, CHICAGO, IL 60611

Together with the tenements and appurtenances thereunto belonging, To have and to hold the same unto said parties of the second part, forever.

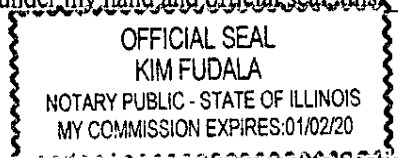
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Witness Whereof, said party of the first part has caused her hand and seal to be hereto affixed, the day and year above written.

Babette A. Nyka
BABETTE A. NYKA, TRUSTEE

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 Babette A, Nyka, not individually but as Successor Trustee of the James J. Nyka and Florence A. Nyka Living Trust dated February 1, 2005, 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, sealed 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.

Given under my hand and official seal, this 1st day of April, 2019.



Kim Fudala
Notary Public

This transaction is exempt pursuant to Section 4, Paragraph E of the Real Estate Transfer Tax Act.

Babette Ann Henderson
Grantor, Attorney or Agent

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS

Property
COOK COUNTY
RECORDER OF DEEDS
Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 08-Apr-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-10-203-027-1122 | 20190401636101 | 1-237-197-728

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

REAL ESTATE TRANSFER TAX 08-Apr-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-10-203-027-1122 | 20190401636101 | 2-020-441-504

UNOFFICIAL COPY

Prepared by and mail to:
Brian S. Denenberg
DENKEWALTER & ANGELO
1835 Rohlwing Rd., Suite D
Rolling Meadows, IL 60008

Send subsequent tax bills to:
Mrs. Babette Ann Henderson
664 W. Aldine, #1
Chicago, IL 60657

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2102 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE THE EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HERENAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPROMISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26017897, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

UNOFFICIAL COPY

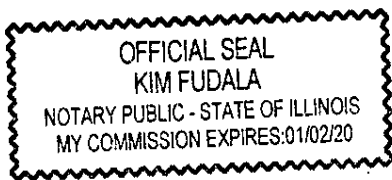
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED April 1, 2019

Robert Henderson
Grantor or Agent Signature

Subscribed and sworn to before me this 1st day of April, 2019



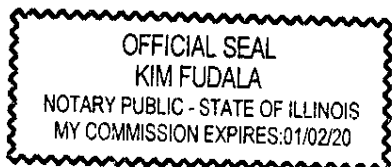
Kim Fudala
NOTARY PUBLIC

The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED April 1, 2019

Robert Henderson
Grantee or Agent Signature

Subscribed and sworn to before me this 1st day of April, 2019



Kim Fudala
NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).