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**THIS DOCUMENT PREPARED BY:**  
Vasili P. Liosatos, Esq.  
KOVITZ SHIFRIN NESBIT  
175 N. Archer Avenue  
Mundelein, Illinois 60060-2301

Doc# 1914906135 Fee \$88.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 05/29/2019 02:36 PM PG: 1 OF 5

FOR RECORDER'S USE ONLY

## TRUSTEE'S DEED

13 THIS INDENTURE made this 25<sup>th</sup> day of April, 2019, between **Judith A. Bonomi and Philip D. Bonomi, Trustees of the JAB Trust dated February 7, 2018, and any amendments thereto**, not individually, but as Trustee aforesaid, as Grantor, of Cook County, Illinois.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) 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 QUITCLAIM unto **8 EAST NINTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, as Grantee, having an address of 2200 Biscayne Boulevard, 6th Floor, Miami, Florida 33137, the following described real estate in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

PIN: **17-15-304-064-1157, 17-15-304-064-1227**

Address of Real Estate: **8 E. Ninth Street, Unit 1704, P503, Chicago, Illinois 60605**

TO HAVE AND TO HOLD the Real Estate, subject ONLY to the matters set forth on EXHIBIT B attached hereto and made a part hereof (the "Permitted Exceptions") unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Real Estate and will defend the title to the Real Estate against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not homestead property.

REAL ESTATE TRANSFER TAX		24-May-2019
CHICAGO:		3,183.75
CTA:		1,273.50
<b>TOTAL:</b>		<b>4,457.25 *</b>

REAL ESTATE TRANSFER TAX		28-May-2019
COUNTY:		212.25
ILLINOIS:		424.50
<b>TOTAL:</b>		<b>636.75</b>

17-15-304-064-1157 | 20190501671987 | 0-909-635-488  
\* Total does not include any applicable penalty or interest due.

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(This space intentionally left blank. Signature and Notary page(s) follow)

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, does hereunto set his/her name to be signed to this Trustee's Deed the day and year first above written.

GRANTOR:

By: Judith A Bonomi  
**Judith A. Bonomi**, as Trustee of the JAB  
Trust dated February 7, 2018

STATE OF Illinois )  
  ) SS.  
COUNTY OF Kane )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Judith A. Bonomi**, not personally but as Trustee aforesaid, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25<sup>th</sup> day of April, 2019.

Brittany Coleman  
Notary Public

My Commission Expires: February 02, 2020



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IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, does hereunto set his/her name to be signed to this Trustee's Deed the day and year first above written.

GRANTOR:

By: Philip D Bonomi  
Philip D. Bonomi, as Trustee of the JAB  
Trust dated February 7, 2018

STATE OF Illinois )  
 ) SS.  
COUNTY OF Kane )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Philip D. Bonomi**, not personally but as Trustee aforesaid, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25<sup>th</sup> day of April, 2019.

Brittany Coleman  
Notary Public

My Commission Expires: February 2, 2020



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 1704, P903, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASTORIA TOWER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT #0913918053, IN THE FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-15-304-064-1157, 17-15-304-064-1227

Commonly known as: Unit 1704, P903, 8 East 9th Street, Chicago, Illinois 60605

#### MAIL AFTER RECORDING TO:

Brown, Udell, Pomerantz & Delrahim, Ltd.  
Attn: Michael J. Delrahim, Esq.  
225 W. Illinois Street, Suite 300  
Chicago, IL 60654

#### MAIL TAX BILLS TO:

8 EAST NINTH, LLC  
c/o Crescent Heights  
Attn: Michael Sheitelman  
2200 Biscayne Boulevard, 6th Floor  
Miami, Florida 33137

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General and special taxes and assessments not yet due and payable as of the Closing Date.
2. Declaration of Covenants, Conditions and Restrictions for "Astoria Tower" Declaration of Condominium ownership recorded May 19, 2009 as document No. 0913918053, as amended from time to time.
3. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded May 19, 2009 as document No. 0913918053, as amended from time to time; and (b) limitations and conditions imposed by the Condominium Property Act.
4. Terms, conditions, provisions and easement contained in a reciprocal easement and operating agreement recorded August 29, 2006 as document 0624118065 as amended by 0701222056, 0825529059 and 1029429068.
5. Easement in favor of Comcast of Chicago, Inc., and its successors and assigns, to install, operate and maintains all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as document no. 0735235129, affecting the land.
6. Terms, conditions and restrictions contained in a No Further Remediation Letter recorded February 22, 2008 as document 0805310107, April 4, 2008 as document 0809416004 and June 18, 2008 as document 0817039046.
7. Terms, conditions and provisions contained in a covenant recorded April 11, 2008 as document 0810218019 relating to the maintenance and repair of common sewer lines anywhere on the property from the point of connection to the sewer main in the public street.
8. Terms, conditions and provisions contained in a site development agreement recorded August 29, 2006 as document 0624118066 as amended by 1029429067.
9. Easement granted by easement agreement recorded October 21, 2010 as document 1029429066 and recorded October 29, 2010 as document 1030245033 in favor of the Chicago Transit Authority to permit the existence of certain mini piles located on the land.
10. Easement and right-of-way granted to Comcast of Chicago by Grant of Easement dated November 15, 2012 and recorded January 8, 2013 as Document No. 13008290089.