

16217137

# UNOFFICIAL COPY

## TRUSTEE'S DEED

THIS INDENTURE, Made this June 26, 2019, between ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement known on its records as **Trust No. 12557** party of the first part, and Subir B. Shah, a married man



Doc# 1919708314 Fee \$88.00  
RHSP FEE:59.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 07/16/2019 03:00 PM PG: 1 OF 3

of 1235 South Prairie Avenue, Unit 3302, Chicago, IL 60605 party(ies) of the second part,

WITNESSETH, That said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party(ies) of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

PIN: #17-22-110-125-1252 & #17-22-110-125-1465

PROPERTY ADDRESS: 1235 South Prairie Avenue, Unit 3302, Chicago, IL 60605

LEGAL: SEE ATTACHED PAGE FOR LEGAL DESCRIPTION

# USI

REAL ESTATE TRANSFER TAX		11-Jul-2019	
	COUNTY:	330.00	
	ILLINOIS:	660.00	
	TOTAL:	990.00	
17-22-110-125-1252		20190701623963   0-441-743-456	

REAL ESTATE TRANSFER TAX		11-Jul-2019	
	CHICAGO:	4,950.00	
	CTA:	1,980.00	
	TOTAL:	6,930.00 *	
17-22-110-125-1252		20190701623963   0-973-502-560	
* Total does not include any applicable penalty or interest due.			

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage conveying the above described premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.

ITASCA BANK & TRUST CO.  
As Trustee as aforesaid.

By Sherrell A. Coutain V.P. & T.O.  
Sherrell A. Coutain Trust Officer

Attest Jeanne M. Brabec  
Jeanne M. Brabec Assistant Secretary

STATE OF ILLINOIS

# UNOFFICIAL COPY

County of DUPAGE

} SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the aforesaid Trust Officer of the ITASCA BANK & TRUST CO., and the aforesaid Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary respectively, appeared before me in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of June, 2019.



*Debra A. Posavec*

Notary Public

This document prepared by:  
Itasca Bank & Trust Co.  
James Mensching  
308 W. Irving Park Rd.  
Itasca, Illinois 60143

County Clerk's Office

PLEASE MAIL TO:  
Ms. Avni Shah  
Bell Law  
2015 W. Fullerton Ave.  
Chicago, IL 60647

PROPERTY ADDRESS  
1235 South Prairie Avenue  
Unit 3302  
Chicago, IL 60605

MAIL SUBSEQUENT TAX BILLS TO:  
Subir Bipin Shah  
1235 S. Prairie Ave., #3302  
Chicago, IL 60605

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

**PARCEL 1: UNIT 3302 AND GU-179 IN THE TOWER RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:**

**LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND, PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, WEST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00'00" EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90 DEGREES 00'00" EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04'10" WEST, 36.32 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 DEGREES 48'32" WEST, A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29'29" EAST, 0.41 FEET; THENCE NORTH 88 DEGREES 19'45" EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28'25" WEST, 1.13 FEET; THENCE SOUTH 89 DEGREES 54'00" EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11'42" EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36'47" EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05'25" WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34'58" EAST, 141 FEET; THENCE NORTH 00 DEGREES 18'21" EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41'39" EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04'18" WEST 0.83 FEET; THENCE SOUTH 89 DEGREES 41'50" EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18'10" EAST, 1.9 FEET; THENCE NORTH 89 DEGREES 48'37" EAST, 11.33 FEET; THENCE NORTH 00 DEGREES 18'17" EAST, 169 FEET; THENCE NORTH 89 DEGREES 52'03" EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11'08" EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49'40" EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07'47" WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52'13" EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57'07" WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59'01" WEST, A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-252, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME.**

**PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC.**

Permanent Index Number (PIN): 17-22-110-125-1252 and 17-22-110-125-1465  
Address(es) of Real Estate: 1235 S. Prairie Avenue, #3302, Chicago, IL 60605