# **UNOFFICIAL COPY**

THIS DOCUMENT WAS PREPARED BY:

Lisa J. Saul, Esq. Forde Law Offices LLP 111 W. Washington Street, Suite 1100 Chicago, Illinois 60602

AFTER RECORDING, RETURN TO:

Nahead A. Amdani 4909 Oakton Street Stokie, IL 60077

Stc-0146-4987

Doc#. 1925208290 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 09/09/2019 11:22 AM Pg: 1 of 4

Dec ID 20190901680658

ST/CO Stamp 0-853-515-360 ST Tax \$140.00 CO Tax \$70.00

City Stamp 0-766-616-160 City Tax: \$1,470.00

### TRUSTEE'S DEED

THIS INDENTURE is made as of this \_\_\_\_\_\_\_ day of August, 2019 by and between Babette Ann Henderson, as Trustee of the Babette Ann Henderson Revocable Trust Agreement dated October 4, 2018 and Teresa Ann Nyka, as Trustee of the Teresa Ann Nyka Revocable Trust Agreement dated March 6th, 2019 (the "Grantor as Trustee"), and Fiza Farrukh of the City of Chicago, county of Cook and state of Illinois (the "Grantee").

WITNESSETH, that Grantor as Trustee, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations and pursuant to the power and authority vested in the Grantor as Trustee to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND QUIT CLAIMS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as <u>Exhibit A</u> and hereby in ide a part hereof, Subject to those exceptions set forth on <u>Exhibit B</u> attached here o

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

### SIGNATURE PAGES FOLLOWS

Send Subsequent Tax Bills To:

Fiza Farrukh 233 East Erie Street, #2102 Chicago, Illinois 60611 STEWART TITLE 700 E. Diehl Road, Suite 180 Naperville, IL 60563

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IN WITNESS WHEREOF, Grantor as Trustee aforesaid has hereunto set in hand and sealed this \_\_\_\_\_\_day of August, 2019.

Babette Ann Henderson Revocable Trust Agreement dated October 4, 2018

Babette Ann Henderson, as Trustee

Teresa Ann Nylle Revocable Trust Agreement dated March 6, 2019

By: A. A. A. A. Teresa Ann Nyka, as Trustee

REAL ESTATE TRANSFER TAX		05-Sep-2019
	CHICAGO:	1,050.00
· 3:	CTA:	420.00
	TOTAL:	1,470.00 *

17-10-203-027-1122 | 20190901680656 | 0-766-816-160 \* Total does not include any applicable penalty or interest due.

State of ILLINOIS ) ss County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Babette Ann Henderson and Teresa Ann Nyka, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this said instrument as their 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 28th day of Legy in 2019

Notary Publ

Commission expires:

10-10-23

OFFICIAL SEAL
DORIS KAY BRUBAKER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/10/23

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#### **EXHIBIT A**

## **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 HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPROMISSO OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER LARTY 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 1702 SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH ?0 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NOPTH, 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 BYAGREEMENT 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 PF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

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

**PERMANENT INDEX NUMBERS:** 17-10-203-027-1122

COMMON ADDRESS: 233 East Erie Street, #2102, Chicago, Illinois 60611

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#### **EXHIBIT B**

### **EXCEPTIONS TO TITLE**

- 1. Real estate taxes for 2019 and subsequent years.
- 2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 26017897, as amended from time to time
- 3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
- 4. Acce done by or suffered through Buyer.
- Condin.

  Continue Clerk's Office 5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record