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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

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:

Nikheed A. Amdani
4909 Oakton Street
Skokie, IL 60077

Stc-01146-49857

TRUSTEE'S DEED

THIS INDENTURE is made as of this 28th 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 **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereo

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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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 COMPRISED 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 20 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:

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. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record

Property of Cook County Clerk's Office