

UNOFFICIAL COPY

TRUSTEE'S DEED

41047094G '13

MAIL TO:

Leo G. Aubel, Esq.
Howard & Howard
200 S. Michigan Avenue, #1100
Chicago, Illinois 60604

GIT

Doc#: 1926655282 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/23/2019 10:48 AM Pg: 1 of 3

Dec ID 20190901691237
ST/CO Stamp 1-507-908-192 ST Tax \$1,050.00 CO Tax \$525.00
City Stamp 1-770-142-304 City Tax: \$11,025.00

NAME & ADDRESS OF TAXPAYER:

Joseph R. Root and Melissa Root
55 W. Goethe Street, Unit 1252
Chicago, Illinois 60610

THIS INDENTURE WITNESSETH, That the Grantor, **Enid G. Gardner, as Trustee under trust agreement dated January 18, 1999 and known as the Enid G. Gardner Trust**, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Quit-claim unto **Joseph R. Root and Melissa Root, husband and wife**, of Chicago, Illinois, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety, the following described real estate in the County of Cook and State of Illinois, to wit:

Legally described on Exhibit A attached hereto and made a part hereof

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through grantee; all special governmental taxes or assessments confirmed and unconfirmed; homeowners association declaration and by-laws; and general real estate taxes not yet due and payable.

Common Address: 55 W. Goethe Street, Unit 1252, Chicago, Illinois 60610

Real Estate Tax Permanent Index No.: 17-04-223-047-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances and for the uses and purposes herein set forth hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURES ON FOLLOWING PAGE]

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[SIGNATURE PAGE TO TRUSTEE'S DEED]

In Witness Whereof, the grantor has hereunto set her hand as of this 16th day of September, 2019.

GRANTOR:

Enid G. Gardner
Enid G. Gardner, as Trustee under trust agreement dated January 18, 1999 and known as the Enid G. Gardner Trust

State of Illinois)
County of Cook)

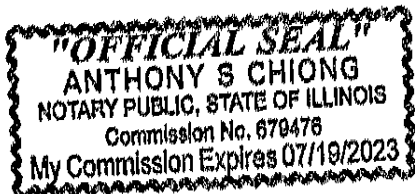
I, Anthony S. Chiong, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Enid G. Gardner, as Trustee under trust agreement dated January 18, 1999 and known as the Enid G. Gardner Trust**, personally known to me to be the same person whose name is subscribed to the foregoing instrument has executed and delivered the said instrument as his free and voluntary act as said Trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and notarial seal this 16 day of September, 2019.

AS

Notary Public

My commission expires: 7/19/23



This instrument was prepared by: Debra B. Yale, Esq., 630 Dundee Road, Suite 220, Northbrook, IL 60062

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 18 IN CHICAGO LAND CLEARANCE COMMISSION NO. 3 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 18; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 18, 101.05 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 54.51 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 24.98 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 54.51 FEET TO THE NORTH LINE OF SAID LOT 18; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18, 24.98 FEET TO THE PLACE OF BEGINNING, SAID CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISION ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE BEEKMAN PLACE TOWNHOUSES RECORDED JULY 31, 1986, AS DOCUMENT 86327087 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1985, AND KNOWN AS TRUST NUMBER 65171 TO WILLIAM P. RITCHIE AND DIANE S. RITCHIE, HIS WIFE, RECORDED JUNE 3, 1987 AS DOCUMENT 87298280, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 55 W. Goethe Street, Unit 1252, Chicago, Illinois 60610

Real Estate Tax Permanent Index No.: 17-04-223-047-0000


REAL ESTATE TRANSFER TAX

19-Sep-2019

		COUNTY:	525.00
		ILLINOIS:	1,050.00
		TOTAL:	1,575.00
17-04-223-047-0000 20190901691237 1-507-908-192			

REAL ESTATE TRANSFER TAX

19-Sep-2019

	CHICAGO:	7,875.00
	CTA:	3,150.00
	TOTAL:	11,025.00 *
17-04-223-047-0000 20190901691237 1-770-142-304		
* Total does not include any applicable penalty or interest due.		