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Trustees' Deed (Trustee to Trust)



Doc# 1932313103 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/19/2019 12:17 PM PG: 1 OF 4

This Document Was Prepared By:
Brett N. Cagan
Levin Schreder & Carey Ltd.
120 N. LaSalle Street, 38th Floor
Chicago, IL 60602

When Recorded Return To:
Brett N. Cagan
Levin Schreder & Carey Ltd.
120 N. LaSalle Street, 38th Floor
Chicago, IL 60602

SEND TAX NOTICES TO:
Judith Randolph Male
270 Pearson #1302
Chicago, Illinois 60611

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

TRUSTEES' DEED

THIS INDENTURE, made this 24 day of October, 2019, between IRVING STENN, JR., of the City of Miami, County of Miami-Dade, State of Florida, not individually but solely as Trustee of the IRVING STENN, JR. DECLARATION OF TRUST dated March 7, 1991, GRANTOR, and JUDITH RUDOLPH MALE, of Chicago, Illinois, and CARLEEN L. SCHREDER, of Chicago, Illinois, not individually but solely as Co-Trustees of the STENN-MALE TRUST dated October 24, 2019, GRANTEES,

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, do hereby CONVEY and QUIT CLAIM unto the Grantees, all interest in the following described Real Estate situated in the County of Cook and State of Illinois to wit: (See attached "exhibit A" for legal description), together with the tenements and appurtenances thereunto belonging or in any wise appertaining.

PERMANENT REAL ESTATE INDEX NUMBER(S): 17-03-228-034-4036; 17-03-228-035-4056 and 17-03-228-035-4057
ADDRESS(ES) OF REAL ESTATE: 270 E. Pearson St., Unit 1302, PS 56 & PS 57, Chicago, Illinois 60611

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

Irving Stenn, Jr., as Trustee of the Irving Stenn, Jr. Declaration of Trust (SEAL)

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that Irving Stenn, Jr. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered such instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of October, 2019.

Commission expires: 12/4, 2022.

NOTARY PUBLIC



REAL ESTATE TRANSFER TAX 19-Nov-2019

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-03-228-034-4036 | 20191101642640 | 0-015-116-640


* Total does not include any applicable penalty or interest due.


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TRUSTEE ACCEPTANCE

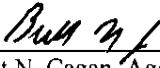
The undersigned, pursuant to 760 ILCS 5/6.5, hereby acknowledge acceptance of the foregoing conveyance for and on behalf of the GRANTEES.



 (SEAL)
JUDITH RANDOLPH MALE, as Co-Trustee of the
STENN-MALE TRUST

 (SEAL)
CARLEEN L. SCHREDER, as Co-Trustee of the
STENN-MALE TRUST

↓

RUDOLPHA

The conveyance of this property is exempt from the imposition of transfer tax in accordance with 35 ILCS 200/31-45(e).

 Date 11/1/19
Brett N. Cagan, Agent

REAL ESTATE TRANSFER TAX		19-Nov-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

17-03-228-034-4036 | 20191101642640 | 1-252-239-712

Property of Cook County Clerk's Office

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Exhibit "A"

Legal Description of premises commonly known as: 270 E. Pearson St., Unit 1302, PS 56 & PS 57, Chicago, Illinois 60611

Parcel 1:

Unit 1302 in the Belvedere Condominiums (as hereinafter described) together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(A) The leasehold estate, (said leasehold estate being defined in paragraph 1.c. of the ALTA leasehold endorsement(s) attached hereto), created by the instrument herein referred to as the lease, executed by: Northwestern University, a Corporation of Illinois, as Lessor, and 270 East Pearson, L.L.C., an Illinois Limited Liability Company, as Lessee, dated as of June 31, 2000, which lease was recorded on August 2, 2000 as document number 000584667, and re-recorded on August 11, 2000 as document number 00614549, and as amended by amendment to Ground Lease recorded on March 2, 2001 as document number 001016990 and second amendment to Ground Lease recorded on May 20, 2004 as document number 0414131096 and by unit Sub Lease recorded on May 21, 2004 as document number 0414242188, which Lease, as amended, demises the land (as hereinafter described) for a term of 99 years commencing on July 31, 2000 (except the buildings and improvements located on the land); and

(B) Ownership of the buildings and improvements located on the following described land: Lot 2 in the residences on Lake Shore Park Subdivision, being a subdivision of part of Lots 91 to 98 in Lake Shore Drive Addition to Chicago, a subdivision of part of blocks 14 and 20 in Canal Trustees' Subdivision of the south fractional quarter of section 3, township 39 north, range 14, east of the third principal meridian, which survey is attached as an exhibit to the declaration of condominium recorded as document number 0414131100, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of S36, a limited common element, as delineated on the survey attached to the declaration of condominium aforesaid.

Parcel 3:

Unit P56 and P57 in the 270 East Pearson Garage Condominiums as delineated on a survey of the following described real estate: (as hereinafter described) together with its undivided percentage interest in the common elements which unit and common elements are comprised of:

(A) The leasehold estate, (said leasehold estate being defined in paragraph 1.c. of the ALTA leasehold endorsement(s) attached hereto), created by the instrument herein referred to as the lease, executed by: Northwestern University, a Corporation of Illinois, as Lessor, and 270 East Pearson, L.L.C., an Illinois Limited Liability Company, as Lessee, dated on May 20, 2004, which lease was recorded on May 20, 2004 as document number 00414242249 and 0414242250, which lease, as amended from time to time, demises the land (as hereinafter described) for a term of 95 years commencing on May 20, 2004 (except the buildings and improvements located on the land); and

(B) Ownership of the buildings and improvements located on the following described land: Lot 2 in the Residences on Lake Shore Park Subdivision, being a subdivision of part of Lots 91 to 98 in Lake Shore Drive Addition to Chicago, a subdivision of part of blocks 14 and 20 in Canal Trustees' Subdivision of the south fractional quarter of section 3, township 39 north, range 14, east of the third principal meridian, which survey is attached as an exhibit to the declaration of condominium recorded as document number 0414131101, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 4:

Non-Exclusive easements for the benefit of Parcel 1, 2 and 3 for ingress, egress, use, enjoyment and support as set forth in the declaration of covenants, conditions, restrictions and easements recorded as document number 0414131098.

Parcel 5:

Non-Exclusive easements for the benefit of Parcel 3 for ingress, egress, use, enjoyment and support as set forth in the declaration of covenants, conditions, restrictions and easements recorded as document number 0317834091.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 10/24, 2019.

Signature: *Brett N. Cagan*
Brett N. Cagan, Agent for Grantor

Subscribed and sworn to before me
this 24 day of October, 2019.



Notary Public *Sarah E. McCann*

The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 10/24, 2019.

Signature: *Brett N. Cagan*
Brett N. Cagan, Agent for Grantee

Subscribed and sworn to before me
this 24 day of October, 2019.



Notary Public *Sarah E. McCann*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)