

# UNOFFICIAL COPY

Doc#: 2005216003 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/21/2020 08:12 AM Pg: 1 of 2

Dec ID 20200101604196  
ST/CO Stamp 0-754-023-264 ST Tax \$980.00 CO Tax \$490.00  
City Stamp 0-644-791-136 City Tax: \$10,290.00

## TRUSTEE'S DEED ILLINOIS

THIS INDENTURE made this 28 day of January 2020, between MATTHEW S. MILLER, as Trustee of the MATTHEW S. MILLER LIVING TRUST dated April 16, 2007, (GRANTOR); and NICHOLAS D KILLION and KELSEY HIPPE (GRANTEES). *\* A single man \* As joint tenants stc 615936e 1/2 \*  
\* A single woman, life*

WITNESSETH, that grantor, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, 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, does hereby convey and quitclaims unto the grantees, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 1 IN THE 2221 N. LEAVITT AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

SOUTH 10 FEET OF LOT 13 AND ALL OF LOT 14 IN BLOCK 11 IN VINCENT BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 1516719026, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES <sup>P2</sup> AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 1516719026.



SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.


Permanent Real Estate Index Number(s): 14-31-114-046-1001

Address (es) of Real Estate: 2221 North Leavitt Avenue, Unit 1, Chicago, Illinois 60647

This 28 day of January, 2020

  
MATTHEW S. MILLER, as Trustee of the  
MATTHEW S. MILLER LIVING TRUST dated April 16, 2007

| REAL ESTATE TRANSFER TAX  |           | 11-Feb-2020 |
|---|-----------|-------------|
|   | COUNTY:   | 490.00      |
|  | ILLINOIS: | 980.00      |
|   | TOTAL:    | 1,470.00    |
| 14-31-114-046-1001   20200101604196   0-754-023-264                                   |           |             |

| REAL ESTATE TRANSFER TAX   |          | 05-Feb-2020 |
|--|----------|-------------|
|  | CHICAGO: | 7,350.00    |
|  | CTA:     | 2,940.00    |
|  | TOTAL:   | 10,290.00 * |
| 14-31-114-046-1001   20200101604196   0-644-791-136                                  |          |             |

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

Stc 615936e 1/2

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STATE OF ILLINOIS ss.

COUNTY OF COOK \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that MATTHEW S. MILLER, Trustee, is personally known to me to be the same person(s) whose name are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and s/he signed and delivered the said instrument, as her/his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of January, 20 20

Alexandra M. Argiris (Notary Public)



Prepared by:  
Kimberly Freeland, Attorney at Law, 806 N Peoria St, Chicago, IL 60642

~~Mail To:  
KELLI A. FOGARTY  
1680 N. ADA STREET  
CHICAGO, ILLINOIS 60642~~

**MAIL DEED TO:**  
**Name and Address of Taxpayer:**  
Nicholas Killion and Kelsey Hipp  
2221 North Leavitt Avenue, Unit 1  
Chicago, Illinois 60647

Property of Cook County Clerk's Office