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Doc#: 2006947084 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/09/2020 09:44 AM Pg: 1 of 3

Dec ID 20200101699175
ST/CO Stamp 1-624-721-248 ST Tax \$280.00 CO Tax \$140.00
City Stamp 0-020-129-632 City Tax: \$2,940.00

BN20049171 '12

TRUSTEE'S DEED (Illinois)

THIS INDENTURE, made this 17 day of February, 2020, between JUDITH DAVIS POMERANZ, as Trustee of the JUDITH DAVIS POMERANZ REVOCABLE INTER VIVOS TRUST dated January 14, 2004, 2814 R St NW, Washington, DC 20007, Grantor, and AO SUN, of 2 E. Oak St. #2709, Chicago, IL 60611, Grantee,
a single woman

WITNESSETH, that Grantor, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the powers and authorities the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee the following described real estate, situated in the County of Cook and State of Illinois, to wit:

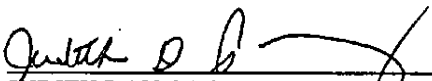
SEE ATTACHED EXHIBIT "A"

together with the tenements and appurtenances thereunto belonging.


SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

Permanent Real Estate Index Number(s): 17-10-200-068-1046
Address of Real Estate: 161 E. Chicago Ave., Unit 30D, Chicago, IL 60611

IN WITNESS WHEREOF, the Grantor, as Trustee of the Judith Davis Pomeranz Revocable Inter Vivos Trust, as aforesaid, has hereunto set her hand and seal the day and year first above written.





JUDITH DAVIS POMERANZ, as Trustee of
JUDITH DAVIS POMERANZ REVOCABLE
INTER VIVOS TRUST dated January 14, 2004

REAL ESTATE TRANSFER TAX		04-Mar-2020
	CHICAGO:	2,100.00
	CTA:	840.00
	TOTAL:	2,940.00 *

17-10-200-068-1046 | 20200101699175 | 0-020-129-632

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

(Baird & Warner Title Services, Inc.)
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		04-Mar-2020
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00

17-10-200-068-1046 | 20200101699175 | 1-624-721-248

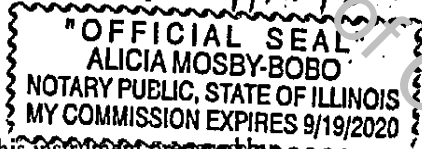
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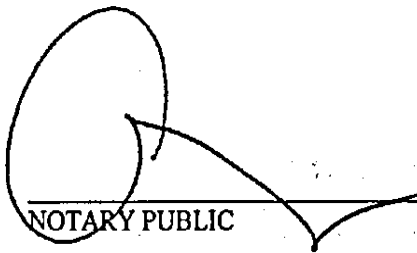
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public for said County, in the State aforesaid, DO HEREBY CERTIFY that, JUDITH DAVIS POMERANZ, as Trustee of the JUDITH DAVIS POMERANZ REVOCABLE INTER VIVOS TRUST dated January 14, 2004, personally known to me to be the same person who name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and official seal this 17th day of Feb, 2020.

Commission Expires: 9/19/2020





NOTARY PUBLIC

This instrument prepared by:
Richard C. Spain, Esq.
SPAIN, SPAIN & VARNET, P.C.
33 North Dearborn Street, Suite 2220
Chicago, Illinois 60602

Send Subsequent Tax Bills To:
AO SUN
161 E. Chicago Ave., Unit 30D
Chicago, IL 60611

Mail To:
Sandeep Singh Basran, Esq.
2543 N. Milwaukee Ave., 2nd Floor
Chicago, IL 60647

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EXHIBIT "A"

PARCEL 1: UNIT 30-D, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 161 CHICAGO AVENUE EAST CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 85080173, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES, ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS, FOR OLYMPIA CENTRE RECORDED AS DOCUMENT 85080144, IN COOK COUNTY, ILLINOIS.

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