

# UNOFFICIAL COPY

PT 20-56544  
1-12  
Trustee's Deed

Doc#: 2013539193 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/14/2020 12:59 PM Pg: 1 of 3

Dec ID 20200301643294  
ST/CO Stamp 0-573-870-304 ST Tax \$626.00 CO Tax \$313.00  
City Stamp 0-628-547-808 City Tax: \$6,573.00

THIS INDENTURE, made  
this 12<sup>th</sup> day of March,  
2020, between the Grantors,  
**DALE K. NICHOLS AND  
NANCY GROVE NICHOLS  
AS TRUSTEES OF THE  
NICHOLS 2019 JOINT  
TRUST DATED JUNE 26,  
2019**, and Grantee, **MARIA  
TERESA ARROYO LUCENA**,  
an unmarried woman of Chicago,  
Illinois;

*Above Space for Recorder's Use Only*

WITNESSETH, that said Grantors, in consideration of the sum of Ten and No/100 dollars (\$10.00) and other good and valuable consideration in hand paid does hereby convey and warrant unto said Grantee, the following described real estate in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED EXHIBIT A**

This is not homestead property.

**SUBJECT TO:** General real estate taxes for 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

Permanent Real Estate Tax Number: 14-33-300-099-1004  
Address of Real Estate: 1855 N. Halsted St., #4, Chicago, Illinois 60614

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustees while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustees are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements be the Trustees or for the purpose or with the intention of binding said Trustees personally, but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustees not in their own right, but solely in the exercise of the powers conferred upon it as such Trustees; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against, the Trustees or any of the beneficiaries under said trust agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustees in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released by Grantee, **his/her** successors and assigns.



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## EXHIBIT A

### Legal Description

UNIT 4 IN THE FACTORY CONDOMINIUMS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 1/2 OF THE SUB LOTS 8 AND 9 AND THE WEST 1/2 OF THE SOUTH 1/2 OF SUB-LOT 10 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 20 TO 24, BOTH INCLUSIVE, IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, THE NORTH 1/2 OF THE WEST 131 FEET OF LOT 10, THE WEST 131 FEET OF LOT 11 AND THE SOUTH 2 FEET OF THE WEST 131 FEET OF LOT 12 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 20, 21, 22, 23 AND 24 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1066527 AND RECORDED AS DOCUMENT 2943080; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE USE AND RIGHT TO G-4 AND PS-4 LIMITED COMMON ELEMENTS, IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23961107 AS AMENDED BY DOCUMENT 0010580132.