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TRUSTEES DEED

Doc# 2101120203 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2021 11:35 AM Pg: 1 of 4

Dec ID 20201101671009
ST/CO Stamp 0-058-677-216 ST Tax \$755.00 CO Tax \$377.50
City Stamp 1-790-040-032 City Tax: \$7,927.50

TAX BILLS
RETURN TO:
MATTHEW B. FITZSIMONS
333 N. CANAL ST. #3503
CHICAGO, IL 60606

RETURN
SEND TAX BILLS TO:
MATTHEW B. FITZSIMONS
RICHARD C. SPAIN
33 N. Dearborn #2220
Chicago, IL 60602

BW20054292 1 of 2

THE GRANTOR(S), JAMES P. DIDOMENICO AND MARY JO DIDOMENICO, AS CO-TRUSTEES OF THE JAMES P. DIDOMENICO REVOCABLE TRUST, DATED JUNE 16, 1993 AND FIRST RESTATED NOVEMBER 14, 2013 AND THE MARY JO DIDOMENICO REVOCABLE TRUST DATED MAY 17, 1989, FIRST RESTATED JUNE 16TH, 1993, SECOND RESTATED NOVEMBER 14, 2013, County of COOK, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

MATTHEW B. FITZSIMONS, single man from 1556 N. Astar St, Apt 37W Chicago IL 60610.

Strike Inapplicable:

- a) ~~As Tenants in Common~~
- b) ~~Not in Tenancy in Common, but in Joint Tenancy~~
- c) ~~Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- d) ~~As an Individual~~

The following described real estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 17-09-306-032-1093, 17-09-306-032-1325 AND 17-09-306-032-1222

Address of Property: 333 NORTH CANAL STREET, UNIT 3503, CHICAGO, IL 60606

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 16th day of November, 2020.

James P. Didomenico (SEAL)

JAMES P. DIDOMENICO, AS CO-TRUSTEE OF THE JAMES P. DIDOMENICO REVOCABLE TRUST, DATED JUNE 16, 1993 AND FIRST RESTATED NOVEMBER 14, 2013 AND THE MARY JO DIDOMENICO REVOCABLE TRUST DATED MAY 17, 1989, FIRST RESTATED JUNE 16TH, 1993, SECOND RESTATED NOVEMBER 14, 2013

Mary Jo Didomenico (SEAL)

MARY JO DIDOMENICO, AS CO-TRUSTEE OF THE JAMES P. DIDOMENICO REVOCABLE TRUST, DATED JUNE 16, 1993 AND FIRST RESTATED NOVEMBER 14, 2013 AND THE MARY JO DIDOMENICO REVOCABLE TRUST DATED MAY 17, 1989, FIRST RESTATED JUNE 16TH, 1993, SECOND RESTATED NOVEMBER 14, 2013

Baird & Warner Title Services, Inc.
475 North Marquette
Suite 120
Schaumburg, IL 60173

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STATE OF ILLINOIS } ss.
County of DuPage }


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **JAMES P. DIDOMENICO AND MARY JO DIDOMENICO, AS CO-TRUSTEES OF THE JAMES P. DIDOMENICO REVOCABLE TRUST, DATED JUNE 16, 1993 AND FIRST RESTATED NOVEMBER 14, 2013 AND THE MARY JO DIDOMENICO REVOCABLE TRUST DATED MAY 17, 1989, FIRST RESTATED JUNE 16TH, 1993, SECOND RESTATED NOVEMBER 14, 2013**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16th day of November, 2020.



Kelly Frances Finn
NOTARY PUBLIC

My commission expires on Oct 12, 2022

REAL ESTATE TRANSFER TAX	09-Dec-2020
 CHICAGO:	5,662.50
CTA:	2,265.00
TOTAL:	7,927.50*



17-09-306-032-1093 | 20201101671009 | 1-790-040-032

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

NAME and ADDRESS OF PREPARER:
Angelina & Herrick, P.C.
1895 C Rohlwing Road
Rolling Meadows, Illinois 60008
(847) 873-0590

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	09-Dec-2020
 COUNTY:	377.50
 ILLINOIS:	755.00
TOTAL:	1,132.50

17-09-306-032-1093 | 20201101671009 | 0-058-677-216

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Exhibit A

PARCEL 1: UNITS 3503, P-73 AND S-126, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RESIDENCES AT RIVERBEND CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED JANUARY 4, 2002 AS DOCUMENT NO. 0020017903, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL ONE AS CREATED IN DECLARATION RECORDED AS DOCUMENT NO. 25595261 AND AMENDMENT RECORDED AS DOCUMENT NO. 0020017902.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED IN DOCUMENT NUMBERS. 89134782 AND 89134783 FOR: (A) USE, MAINTENANCE, REPAIR, REPLACE OR RENEW ADEQUATE COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, FOUNDATIONS AND OTHER SUPPORTS; (B) FOR THE PURPOSE OF INSPECTING FOR PROJECTS' SUPPORTING COLUMNS, FOOTING AND FOUNDATIONS, ELEVATORS, PIPING, ELECTRICAL LINES AND ANY OTHER SERVICES AS WELL AS THE UNDERSIDE OF THE AIR EXHAUST SYSTEM, AND TO BRING SUCH MATERIALS AND PERFORM SUCH LABOR AS MAY BE NECESSARY OR CONVENIENT TO SAFELY, ADEQUATELY AND PROPERLY MAINTAIN, REPAIR AND STRENGTHEN SUCH STRUCTURES, SERVICES AND SYSTEMS; AND (C) CONSTRUCT STAIRWAYS AND PASSAGEWAYS IF NECESSARY OR USEFUL TO MAINTAIN SAID STRUCTURES OR SERVICES IN THE EXPECTED SPACE, AS DEFINED AND DESCRIBED THEREIN. (THE SUBSURFACE LAND BELOW THE AIR RIGHTS PORTION OF THE PROPERTY).

PARCEL 4: RECIPROCAL CROSS EASEMENT AS CONTAINED IN SECTION 30 OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020017903 FOR THE USE OF AUTOMOBILE SPACES AND ACCESS THERETO OVER THOSE PORTIONS OF THE PARKING UNITS AND THE COMMON ELEMENTS AS DESCRIBED THEREIN.

PARCEL 5: EASEMENT FOR THE BENEFIT OF PARCEL ONE AS DESCRIBED IN SECTION 29 OF THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020017903 FOR INGRESS, EGRESS AND OTHER USES AS MORE FULLY DESCRIBED THEREIN OVER AND ACROSS THE NONSUBMITTED PORTION AS DESCRIBED THEREIN.

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PARCEL 6: EASEMENT FOR THE BENEFIT OF PARCEL ONE AS DESCRIBED IN THE EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 00358933 FOR INGRESS AND EGRESS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, USE AND PROTECTION OF CAISSONS AS MORE FULLY DESCRIBED THEREIN.

PIN: 17-09-306-032-1093 - Unit 3503, 17-09-306-032-1325 - P-73, 17-09-306-032-1222 - S-126

For Informational Purposes only: 333 North Canal Street, Unit 3503, Chicago, IL 60606

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