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Doc#: 2103207274 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2021 09:46 AM Pg: 1 of 3

TRUSTEE'S DEED

1040952 161 KJM

Dec ID 20201201699333
ST/CO Stamp 1-049-149-408 ST Tax \$262.50 CO Tax \$131.25
City Stamp 0-603-406-352 City Tax: \$2,756.25

Mail to: Adam J. Wilde, Esq.
Wilde Law Group
1016 W. Jackson Blvd
Chicago, IL 60607

This Trustee's Deed, made this 30th day of December, 2020, between Raymond F. Klees, Trustee of the Raymond F. Klees Living Trust dated December 22, 2013, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Option Realty Group, Ltd., of Naperville, Illinois, the following described real estate situated in Chicago, Cook County, Illinois:

Legal Description Attached Hereto as Exhibit A

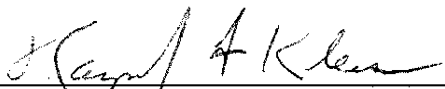
Commonly Known as: 1524 S. Sangamon Street, #505-5
Chicago, Illinois 60608

Parcel No. 17-20-232-050-1039

SUBJECT TO: (A) Covenants, Conditions, and Restrictions of Record; (B) Private, Public, and Utility Easements, Roads, and Highways, if any; and (C) General real estate taxes not yet due and payable, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

THIS DEED is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every trust deed or mortgage, if any, of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, the Trustee has caused his name to be signed to these presents the day and year first written above.


Raymond F. Klees, Trustee of the Raymond
F. Klees Living Trust dated December 22, 2013

Prepared by: Joseph R. Ziccardi
77 W. Washington Street, Suite 705
Chicago, Illinois 60602-3641

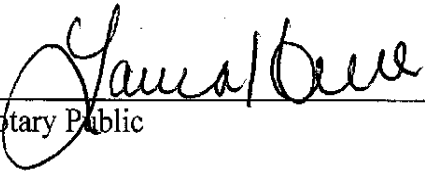
Mail tax bill to: Option Realty Group Ltd.
50 S. Main St. Ste 200 A
Naperville IL 60540.

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State of Illinois)
) ss.
 County of Cook)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond F. Klees, 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 the said instrument as his 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 28 day of December 2020.



 Notary Public



REAL ESTATE TRANSFER TAX		05-Jan-2021
	CHICAGO:	1,968.75
	CTA:	78.50
	TOTAL:	2,756.25 *
17-20-232-050-1039 20201201699333 0-603-40-352		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-Jan-2021
	COUNTY:	131.25
	ILLINOIS:	262.50
	TOTAL:	393.75
17-20-232-050-1039 20201201699333 1-049-149-408		

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Exhibit A - Legal Description

Parcel 1:

Unit 505-S in the University Village Lofts Condominium as delineated and defined on the Plat of Survey of the following described Parcel of Real Estate:

That Part of the East Half of the Northeast Quarter of Section 20 Township 39 North Range 14 East of the Third Principal Meridian described as follows:

Commencing at the Intersection of the West line of South Halsted Street, as A 66.00 Foot Right-of-Way, and the South line of West 14th Place (Wright Street); thence South 01 Degrees 40 Minutes 53 Seconds East along an Assumed bearing, being said West line 575.01 feet to the intersection of said West line with the North line of Chicago & Northwestern Railroad; thence South 88 Degrees 25 Minutes 02 Seconds West along said North line 776.11 feet to a point on the East line of vacated South Sangamon Street (Per Document Numbers 94763032 and 0010238993), said point also being the Point of beginning; thence continuing South 88 Degrees 25 Minutes 02 Seconds West along said North line 280.74 feet to a point on the East line of South Morgan Street; thence North 01 Degrees 44 Minutes 25 Seconds West along said East line 152.79 feet, to a point on a line lying 152.79 feet North of and Parallel with the North line of said Railroad; thence North 88 Degrees 25 Minutes 02 Seconds East along last described parallel line 194.33 feet to a point on a curve; thence Southerly 112.60 feet along the Arc of a Non-Tangent Circle to the Left having a radius of 54.00 feet, and whose Chord Bears South 69 Degrees 39 Minutes 47 Seconds East 93.28 feet to a point on the East line of said vacated South Sangamon Street; thence South 01 Degrees 43 Minutes 43 Seconds East along said East line 117.97 feet, to the point of beginning, all in Cook County, Illinois, together with all rights appurtenant to the foregoing Property pursuant to that certain Nonexclusive Aerial Easement Agreement Dated June 26, 2001, and Recorded June 28, 2001 as Document Number 0010571142.

Which Survey is attached as Exhibit G to the Declaration of Condominium for the University Village Lofts Dated June 20, 2020, and Recorded June 21, 2020, as Document Number 0020697460, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

The Exclusive Right to the use of the Parking Space A 18-S, as delineated and defined on the aforesaid Plat of Survey attached to the aforesaid Declaration Recorded as Document Number 0020697460, as amended from time to time.