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2103919026D

Doc# 2103919026 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2021 11:49 AM PG: 1 OF 4

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 11th day of January, 2021, between **CHICAGO TITLE LAND TRUST COMPANY**, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 8th day of January, 2009, and known as Trust Number 8002352361, party of the first part, and

Dennis M. Gronek and Jasayn Ross Gronek, husband and wife, not as Joint Tenants, not as Tenants in Common, but as Tenants By The Entirety

whose address is:

**1301 Dearborn Street, Unit 1406
Chicago, IL 60610**

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Legal Description EXHIBIT "A" attached and made a part hereof

Property Address: 1301 Dearborn Street, Unit 1406, Chicago, IL 60610

Permanent Tax Number: 17-04-218-048-1081

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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 there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

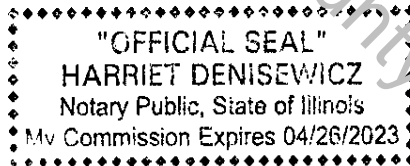
By: *Laurel D. Thorpe*
Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 11th day of January, 2021.



Harriet Denisewicz
NOTARY PUBLIC

PROPERTY ADDRESS:
1301 Dearborn Street, Unit 1406
Chicago, IL 60610

This instrument was prepared by:
Laurel D. Thorpe
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle St., Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

Chuhak & Tecson, P.C.
Attention: John P. Adams
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

REAL ESTATE TRANSFER TAX		08-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-218-048-1081 | 20210201631115 | 0-102-232-060

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

SEND TAX BILLS TO:

Dennis M. Gronek and Jacalyn Ross Gronek
1301 N. Dearborn Street, Unit 1406
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		08-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-04-218-048-1081 | 20210201631115 | 0-331-191-312

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EXHIBIT "A"

After Recording Mail to:

Chuhak & Tecson, P.C.
 Attention: John P. Adams
 30 S. Wacker Drive, Suite 2600
 Chicago, IL 60606

Send Tax Bills to:

Dennis M. Gronek and Jacalyn Ross Gronek
 1301 N. Dearborn Street Unit 1406
 Chicago, IL 60610

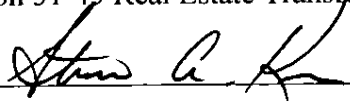
LEGAL DESCRIPTION

UNIT NUMBER 1406 IN THE WHITNEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOTS 5, 6 AND THE SOUTH 6.56 FEET OF LOT 7 IN SIMONS SUBDIVISION OF LOT 6 IN BRONSON'S ADDITION TO CHICAGO; LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 5 TOGETHER WITH SUB LOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO; AND LOTS 1 TO 5, BOTH INCLUSIVE, IN ALICE P. HOBROOK'S SUBDIVISION OF LOT 4 IN THE SUBDIVISION OF LOT 5 IN BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WHITNEY CONDOMINIUM RECORDED DECEMBER 31, 1996 AS DOCUMENT NO. 96982956, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBERED 23, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT AND AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE DECLARATION IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: 11/10, 2020 

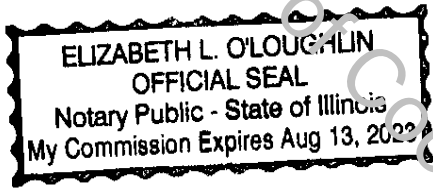
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/1, 2021. [Signature]

SUBSCRIBED and SWORN to before me this 1st day of FEBRUARY, 2021.



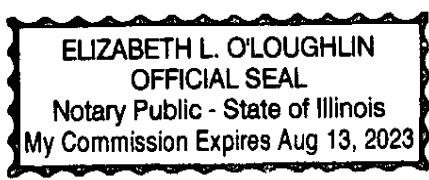
[Signature]
NOTARY PUBLIC

My commission expires: _____.

The grantee or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/1, 2021. [Signature]

SUBSCRIBED and SWORN to before me this 1st day of FEBRUARY, 2021.



[Signature]
NOTARY PUBLIC

My commission expires: _____.

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 5 of the Illinois Real Estate Transfer Act.]