

# UNOFFICIAL COPY

## TRUSTEE'S DEED

(Illinois)

Doc#. 2104001427 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/09/2021 12:05 PM Pg: 1 of 4

Mail to: Lisa J. Saul

Attorney at Law

24 W. Erie Street #4A

Chicago, IL 60654

Name & Address of Taxpayer:

Jeffrey Thomas Peel

Cheryl Griffith Peel

310 S. Michigan Avenue

Unit 604

Chicago, IL 60604

Dec ID 20210101616462  
ST/CO Stamp 0-920-912-912 ST Tax \$400.00 CO Tax \$200.00  
City Stamp 0-787-462-160 City Tax: \$4,200.00

THE GRANTORS William P. Ritchie and Diane S. Ritchie, Trustees of the Ritchie Family Trust, Dated July 21, 2011

for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the Grantor does hereby CONVEY AND QUITCLAIM to Jeffrey Thomas Peel and Cheryl Griffith Peel, husband and wife, as tenants by the entirety AKA Jeffrey T Peel

611 Stonebridge Way, Pleasant Hill, CA 94523

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MAKE A PART HEREOF**

Permanent Index Numbers: 17-15-107-078-1318; 17-15-107-078-1276

Property Address: 310 S. Michigan Avenue, Unit 604 and P6-16, Chicago, IL 60604

**FIRST AMERICAN TITLE**

FILE # 2992129

1092

# UNOFFICIAL COPY

DATED this 8<sup>th</sup> day of January, 2021.

*William P. Ritchie*

**William P. Ritchie, as Trustee as aforesaid**

STATE OF FLORIDA )  
 ) SS  
COUNTY OF INDIAN RIVER )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT William P. Ritchie, Trustee of the Ritchie Family Trust, Dated July 21, 2011, 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.

Given under my hand and notarial seal this 8<sup>th</sup> day of January, 2021.

*Chantal V. Nolen*

Notary Public

(Seal)



PROPERTY OF COOK COUNTY Clerk's Office

# UNOFFICIAL COPY

DATED this 6<sup>th</sup> day of January, 2021.

*Diane S. Ritchie*

**Diane S. Ritchie, as Trustee as aforesaid**

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 Diane S. Ritchie, Trustee of the Ritchie Family Trust, Dated July 21, 2011, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6<sup>th</sup> day of January, 2021.



(Seal)

*Agnieszka Ciochon*  
Notary Public

**NAME AND ADDRESS OF PREPARER:**  
Melissa H. DeVries  
Hoogendoorn and Talbot LLP  
122 South Michigan Avenue  
Suite 1220  
Chicago, Illinois 60603-6107

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 0604, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S5-J, LIMITED COMMON ELEMENTS(S) AND PARKING SPACE UNIT P6-16, IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AD DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AD DOCUMENT NUMBER 8718964.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510377 FOR, OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

Permanent Index #'s: 17-15-107-078-1318 (Vol. 000) and 17-15-107-078-1276 (Vol. 000)

Property Address: 310 S. Michigan Avenue, 604/P6-16, Chicago, Illinois 60604