

UNOFFICIAL COPY

TRUSTEE DEED

ILLINOIS

STATUTORY



2104149121D

Doc# 2104149121 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2021 03:17 PM PG: 1 OF 2

THE TRUSTEE, JEAN DUFRESNE, Trustee of the JEAN DUFRESNE TRUST dated November 24, 2014, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, QUITCLAIM and CONVEY to ADAM PALMASANI and GEORGE FARRELL, not as tenants in common, but as JOINT TENANTS, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit: *a single man **a single man

UNIT NUMBERS 115,116 AND P-28 IN WHEELWORKS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16,17,18,19,20,21,22,23 AND ALL OF THE EAST AND WEST ALLEY LYING SOUTH OF AND SOUTHERLY OF SAID LOT 18, NORTH AND NORTHERLY OF SAID LOTS 19 THROUGH 23, BOTH INCLUSIVE AND BETWEEN THE EAST LINE AND WEST LINE OF SAID LOT 18 PRODUCED SOUTH ALL IN SUBDIVISION OF THAT PART OF LOT 13 IN COUNTY CLERK'S DIVISION OF BLOCK 43, LYING WEST OF THE EAST LINE OF WARD STREET, EXTENDED AND EAST OF THE WEST 124.0425 FEET OF SAID LOT 13 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 85175306, AS AMENDED AND RESTATED BY THE DECLARATION RECORDED AS DOCUMENT NO. 91132150, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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.

PERMANENT INDEX NUMBERS: 14-29-314-048-1069; 14-29-314-048-1080
ADDRESS(ES) OF REAL ESTATE: 1344 W. Altgeld St., Unit 115, 116, and P-28, Chicago, IL 60614

206ND173012 OK
1 of 4 m Chicago Title

S Y
P 2
S Y-1
M _____
SC _____
E _____
INT R

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November 18, 2020

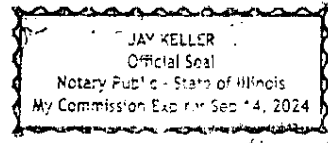
Jean Dufresne
Jean Dufresne, as Trustee

STATE OF Illinois)

COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jean Dufresne, 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, 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, if any exist.

Given under my hand and official seal on November 18, 2020.



Jay Keller
Notary Public

PREPARED BY:


Jennifer LaMell Goldstone, Esq.
Horwitch Goldstone & Shaw LLC
601 Skokie Boulevard, Suite 306
Northbrook, IL 60062

SEND TAX BILLS TO:



Adam Palmasani and George Farrell
1344 W. Altgeld St. Units 115 and 116
Chicago, IL 60614

AFTER RECORDING MAIL TO:

Katherine De Groote, Esq.
Attorney at Law
4669 North Manor Avenue
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		03-Dec-2020
	CHICAGO:	3,952.50
	CTA:	1,581.00
	TOTAL:	5,533.50 *

14-29-314-048-1080 | 20201101656820 | 2-134-185-952
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		03-Dec-2020
	COUNTY:	263.50
	ILLINOIS:	527.00
	TOTAL:	790.50

14-29-314-048-1080 | 20201101656820 | 1-468-762-080