

UNOFFICIAL COPY

Doc#. 2104706268 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2021 01:34 PM Pg: 1 of 3

20017063NC (1 of 2)

Dec ID 20200601615749
ST/CO Stamp 1-616-423-648 ST Tax \$610.00 CO Tax \$305.00
City Stamp 1-953-164-000 City Tax: \$6,405.00

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 29th day of **JUNE, 2020**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor 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 24th day of **SEPTEMBER, 2001**, and known as Trust Number **01-3875**, party of the first part, and **TIM GERSHON and MOLLY FLAKS GERSHON**, husband and wife, not as Joint Tenants and not as Tenants in Common but as Tenants by the Entirety

whose address is:

1429 N. Wells Street- Unit 204 & G-21
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:

FOR LEGAL DESCRIPTION SEE ATTACHED "EXHIBIT "A"

Permanent Tax Number: 17-04-205-068-1004 and 17-04-205-068-1052
Property Address: 1429 N. Wells Street – Unit 204 and G-21, Chicago, IL 60610

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.

UNOFFICIAL COPY

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 successor trustee as Aforesaid

By: Nancy A Carlin
Trust Officer

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 Trust Officer 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 Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 29th day of **JUNE, 2020**

"OFFICIAL SEAL"
MARTHA LOPEZ
Notary Public, State of Illinois
My Commission Expires 03/14/2023

[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
1429 N. WELLS STREET – UNIT 204 AND G-21
CHICAGO, IL 60610

This instrument was prepared by: **Nancy A Carlin**
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street – Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Molly and Tim Gershon
ADDRESS 1429 N. Wells St #204 OR BOX NO. _____
CITY, STATE Chicago, IL 60610
SEND TAX BILLS TO: same as above

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

Unit 204 and Parking Space Unit G-21 in 1429 North Wells Condominium as delineated on a survey of the following described premises:

Lot 2 (except the East 172 feet thereof), Lot 3 and Lot 5 (except the South 25 feet of the West 100 feet thereof) in the County Clerk's Resubdivision of Lot 117, in Bronson's Addition to Chicago in the Northeast $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also the South 25 feet of the West 100 feet of the South $\frac{1}{2}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. **And**

The North $\frac{1}{2}$ of Lot 13 (except the East 6 inches thereof) in Assessor's Division of Lots 92, 93, 94, 99, 100, 101, 102 and parts of Lots 95, 96, 97 and 100 in Bronson's Addition to Chicago in Section 4, Township 39 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 April 3, 2001 as document number 0010264604, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Parcels 1 and 2 and over and upon the North 4.5 feet of the South $\frac{1}{2}$ of Lot 13 (except the East 6 inches thereof) in Assessor's Division of Lots 92, 93, 94, 99, 100, 101, 102 and parts of Lot 95, 96, 97 and 100 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, for the purpose of ingress and egress as created by easement agreement recorded June 6, 1979 as document number 24990781, filed June 6, 1979 as document number LR3095867, and amended by Agreement recorded July 15, 1999 as document number 99679305.

Subject To: (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer (as hereinafter defined) commit to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits, easements and agreements or record which do not materially adversely affect the use of the Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants Grantee, it's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein."

The Tenant of unit has waived or has failed to exercise the right of refusal.