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2107512010

Doc# 2107512010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/16/2021 09:45 AM PG: 1 OF 4

TRUSTEE'S DEED

Chicago Title

Above Space for Recorder's Use Only

W/GSA 0000170P Y1 ✓

THIS INSTRUMENT, made this 20th day of January, 2021 by Douglas K. Hamilton and Paula Hamilton, as Trustees of the Douglas K. Hamilton and Paula Hamilton Revocable Trust Agreement dated September 15, 2018, hereinafter referred to as Grantors, and **Jonathan Buka**, an unmarried man, of 175 N. Harbor, #4302, Chicago, Illinois, hereinafter referred to as Grantee:

WHEREAS, Grantors are the duly acting Trustees of the Douglas K. Hamilton and Paula Hamilton Revocable Trust Agreement dated September 15, 2018, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: **Jonathan Buka** of Chicago, Illinois, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 1421 S. Prairie Ave., Chicago, Illinois 60605, legally described as:

PARCEL 1:

UNIT NUMBER A-11 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED APRIL 29, 1996 AS DOCUMENT NUMBER 96318235 AND AS AMENDED FROM TIME TO TIME; IN NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH; RANGE 14; EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080034.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

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Permanent Index Number: 17-22-110-035-1011

Address(es) of Real Estate: 1421 S. Prairie Ave., Chicago, Illinois 60605

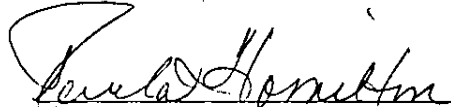
TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, have hereunto set their hands and seals the day and year first above written.



(SEAL)

Douglas K. Hamilton, Trustee of the
Douglas K. Hamilton and Paula Hamilton
Revocable Trust Agreement dated 9-15-2018



(SEAL)

Paula Hamilton, Trustee of the
Douglas K. Hamilton and Paula Hamilton
Revocable Trust Agreement dated 9-15-2018

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 Douglas K. Hamilton and Paula Hamilton, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as such Trustees for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of January, 2021

Commission expires



NOTARY PUBLIC

This instrument was prepared by: Colleen Muentzer, 13305 S. Ridgeland Ave., Unit C, Palos Heights, IL 60463

MAIL TO:

Lisa Saul, Attorney at Law
111 W. Washington, Suite 1100
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Jonathan Buka
1421 S. Prairie Ave.
Chicago, Illinois 60605

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LEGAL DESCRIPTION

Order No.: 21GSA800027OP

For APN/Parcel ID(s): 17-22-110-035-1011

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