

# UNOFFICIAL COPY

21-64066  
**TRUSTEE'S DEED  
(ILLINOIS)**

Doc#: 2107801167 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/19/2021 03:11 PM Pg: 1 of 3

Dec ID 20210201647558  
ST/CO Stamp 0-417-088-016 ST Tax \$630.00 CO Tax \$315.00  
City Stamp 0-249-053-712 City Tax: \$6,615.00

THE GRANTORS JAMES L SMITH AND KATHRYN A SMITH, co-trustees of the James and Kathryn Smith Trust u/d/o September 25, 2015 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Ronald Neroda and Kelly Neroda, husband and wife, at 943 W. Madison Ave #5NE, Chicago, IL 60607 as Tenants by the Entirety all interest in the following described real estate commonly known as 35 S. Racine Ave #4NW, Chicago, IL 60607, and legally known as:

## LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

### SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 17-17-202-023-1010

*[The remainder of this page intentionally left blank; signature page to follow.]*



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15826-21-64066-IL

Property Address: 35 S. Racine Avenue, Unit 4-NW, Chicago, IL 60607  
Parcel ID: 17-17-202-023-1010

UNIT NO. 4-NW IN THE 35 S. RACINE CONDOMINIUM, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE NO. G-01 AND ROOF DECK NO. D-11, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THAT CERTAIN SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: LOTS 60, 61 AND 62 IN THE HAYES SUBDIVISION OF BLOCK 2 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED UNIT: COMMERCIAL UNIT NO. C-1; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ON MAY 20, 2005 AS DOCUMENT NO. 0514019097, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH ON SAID DECLARATION AND SURVEY, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office