

UNOFFICIAL COPY

This instrument prepared by:

Edward Kusta, P.C.
430 West Boughton Road
Bolingbrook, IL 60440

Doc#: 2109616038 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2021 03:13 PM Pg: 1 of 3

Mail future tax bills to:

ALICIA M. PAWLUS
1901 S. Calumet Avenue, Unit 2309
Chicago, IL 60616

Dec ID 20210101623352
ST/CO Stamp 1-632-856-080 ST Tax \$280.00 CO Tax \$140.00
City Stamp 1-544-638-480 City Tax: \$2,940.00

Mail this recorded instrument to:

ALICIA M. PAWLUS
1901 S. Calumet Avenue, Unit 2309
Chicago, IL 60616

TRUSTEE'S DEED

This Indenture, made this 27th day of January 2021, between NANCY BROOKE THRALL AS TRUSTEE OF THE NANCY BROOKE THRALL REVOCABLE TRUST DATED JULY 20, 2000 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated JULY 20, 2000, party of the first part, and ALICIA PAWLUS of 9233 RAYMOND AVENUE, OAK LAWN, Illinois 60453, party of the second part.

Witnesseth, That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

Attached as "Exhibit A"

Permanent Index Number(s): 17-22-310-025-1213
Property Address: 1901 S. Calumet Avenue, Unit 2309, Chicago, IL 60616
Permanent Index Number(s): 17-22-310-025-1552
Property Address: Garage Space 264, Chicago, IL 60616

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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 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.

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

REAL ESTATE TRANSFER TAX	27-Jan-2021
CHICAGO:	2,100.00
CTA:	840.00
TOTAL:	2,940.00 *



17-22-310-025-1213 | 20210101623352 | 1-544-638-480

* Total does not include any applicable penalty or interest due.

NANCY BROOKE THRALL - Trustee

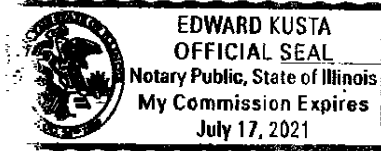
Trustee

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STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that NANCY BROOKE THRALL AS TRUSTEE OF THE
NANCY BROOKE THRALL REVOCABLE TRUST DATED JULY 20, 2000, as
Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s)
is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this
day in person and acknowledged that he/she/they signed and delivered said instrument as
his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 20 day of JANUARY, 2021



[Signature]
Notary Public

Corporate Trustee

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 and attested by its _____ Trust Officer, the day and year first above written.

Trustee

By _____
Trust Officer

Attest _____
Trust Officer

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that NANCY BROOKE THRALL AS TRUSTEE OF THE
NANCY BROOKE THRALL REVOCABLE TRUST DATED JULY 20, 2000, as
Trustee(s) aforesaid, personally known to me to be the same person(s) whose name(s)
is/are subscribed to the foregoing instrument as such Trustee(s), appeared before me this
day in person and acknowledged that he/she/they signed and delivered said instrument as
his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this _____ day of _____

Notary Public

REAL ESTATE TRANSFER TAX		27-Jan-2021
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00
17-22-310-025-1213 20210101623352 1-632-856-080		

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EXHIBIT "A" Legal Description

PARCEL 1:

UNIT 2309 AND GU-264 IN THE MUSEUM PARK PLACE SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS 3 AND 4 IN CORKY IPS SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS AND PARTS OF LOTS IN VARIOUS SUBDIVISIONS OF FRACTIONAL SECTION 22; TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY IN SAID FRACTIONAL SECTION 22, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH PARTS OF LOTS 15, 16, AND 17 AND THAT PART OF LOT 18 IN BLOCK 11 OF CULVER AND OTHERS' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0924516061, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-221 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0924516061.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS AND EGRESS AS CREATED BY AND SET FORTH IN DECLARATION OF EASEMENTS RECORDED JUNE 21, 2006 AS DOCUMENT NUMBER 062331046.