

# UNOFFICIAL COPY



## TRUSTEE'S DEED

Statutory (Illinois)

Doc# 2109719012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2021 10:24 AM PG: 1 OF 4

THE GRANTOR(S), Charlotte Randolph, as successor Trustee under the provisions of a Trust Agreement dated January 4, 2017 and known as the Trust Number N/A, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(s) and QUIT CLAIM(s)** to Michael L. Wills, a single man,

of the City of Chicago, State of Illinois, in fee simple the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See attached Legal Description.

COMMONLY KNOWN AS: 4800 S. Chicago Beach Dr., Unit 2012, Chicago, IL 60615  
PERMANENT INDEX NO: 20-12-100-003-1279

situated in the County of Cook, State of Illinois, together with the appurtenances attached hereto.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

This deed is executed pursuant to and in 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.

DATED this 25<sup>th</sup> day of MARCH, 2021

Charlotte Randolph (SEAL)

\_\_\_\_\_ (SEAL)

### REAL ESTATE TRANSFER TAX

06-Apr-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-12-100-003-1279 | 20210401688607 | 0-722-380-304

### REAL ESTATE TRANSFER TAX

06-Apr-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-12-100-003-1279 | 20210401688607 | 0-879-060-496

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

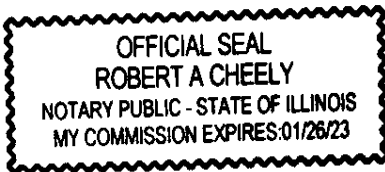
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Charlotte Randolph is, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, not individually, but as Trustee pursuant to the terms of the Trust Agreement aforesaid, as his free and voluntary act for the uses and purposes therein set forth, and that he has warranted that he has authority under said Trust Agreement to execute and deliver the foregoing instrument.

WITNESS my hand and official seal this 25<sup>th</sup> day of MARCH, 2021.

Robert A. Cheely  
NOTARY PUBLIC



Prepared by: Robert Cheely, 6446 W. Cermak Rd, Berwyn IL 60402  
Michael Wills

MAIL TO: 4800 S. Chicago Beach Drive SEND SUBSEQUENT TAX BILLS TO:  
Apt 2012 N, Chicago, IL, 60615 Michael Wills

Recorder's Office Box No. \_\_\_\_\_

4800 S. Chicago Beach Drive  
Apt 2012 N, Chicago, IL, 60615

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. E and Cook County Ord. 93-0-27 par. 31-45  
Date 4-6-21 Sign. [Signature]

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PIN: 20-12-100-003-1279

---

**PARCEL 1:**

UNIT 2012-"N" IN THE NEW PORT CONDOMINIUM, AS DELINEATED IN THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BLOCK 1, IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT A IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY OF A LINE 40 FEET SOUTHWESTERLY FROM AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK (SAID PARALLEL LINE BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 1568.16 FEET CONVEX SOUTHWESTERLY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24730609, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE GARAGE RIGHT TO SPACE 140, A LIMITED COMMON ELEMENT, CONSISTING OF THE RIGHT TO PARK ONE PASSENGER AUTOMOBILE IN THE GARAGE, WHICH GARAGE IS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID; RECORDED AS DOCUMENT NUMBER 24730609 AND GRANTED BY DEED RECORDED AS DOCUMENT 24753960 IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4-6, 21 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 6<sup>th</sup> day of April, 2021.  
Notary Public [Signature]



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4-6, 21 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 6<sup>th</sup> day of April, 2021.  
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.