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Doc# 2110918375 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2021 12:47 PM Pg: 1 of 6

TRUSTEE'S DEED

Dec ID 20210301660027
ST/CO Stamp 2-125-314-576
City Stamp 1-051-572-752

DRAFTED BY:

Katherine G. Bills, Esq.

Reinhart Boerner Van Deuren s.c.

233 South Wacker Drive, Suite 9400

Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Protea Five Properties, LLC

2135 West Dean Road

River Hills, Wisconsin 53217

FOR RECORDER'S USE ONLY

THIS TRUSTEE'S DEED, made this 12th day of January, 2021, between Gavin Douglas Kilvington Hattersley and Teresa Hattersley, Co-Trustees of the Teresa Hattersley Trust, dated August 6, 2019, as may be amended from time to time (collectively, "Grantor"), and Protea Five Properties, LLC, an Illinois limited liability company, 2135 West Dean Road, River Hills, Wisconsin 53217 ("Grantee");

Witnesses: Grantor, in consideration of the sum of Ten Dollars (\$10.00) and any other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in Grantor as said Co-Trustees, and of every other power and authority Grantor hereunto enabling, does hereby CONVEY and QUITCLAIM unto the Grantee in fee simple the following described real estate, situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto and incorporated herein by reference.

Permanent Real Estate Index Number: 17-10-318-086-1020;(Unit); 17-10-318-086-1051 (Parking 26); 17-10-318-086-1052 (Parking 27)

Common Address: 401 East Benton Place, Chicago, Illinois 60601 (formerly referred to as 184 N. Harbor Drive, Unit 184 and Parking 26 and Parking 27, Chicago, Illinois 60601)

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: (a) current real estate taxes and taxes for subsequent years; (b) public, private, and utility easements of record; (c) applicable zoning, planned unit development, and building laws and ordinances; (d) covenants, conditions, restrictions, and limitations of record; (e) condominium declaration and bylaws, if any; and (f) acts done by or suffered through Grantee.

[Signature Page Follows]

Exempt under 35 ILCS 200/31-45 paragraph E,
Section 4, Real Estate Transfer Act
Date: January 12, 2021
Katherine G. Bills
Katherine G. Bills, attorney

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said instrument as her free and voluntary act, and as the free and voluntary act of such trust, for the uses and purposes therein set forth.

Given under my hand and official seal this 12th
day of January, 2021.



Sharon H Perkins
Name: Sharon H Perkins
My Commission Expires: July 31, 2023

After Recording Return To:
Katherine G. Bills, Esq.
Reinhart Boerner Van Deuren s.c.
233 South Wacker Drive, Suite 900
Chicago, Illinois 60606

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EXHIBIT A

Legal Description

PARCEL 1:

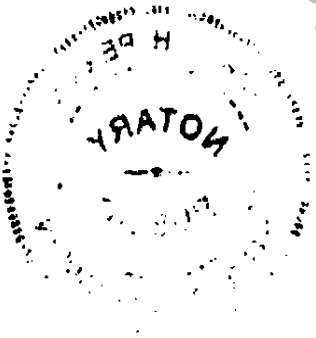
UNIT 184 AND PARKING SPACE UNIT P-26 AND P-27, IN THE PARKHOMES AT LAKESHORE EAST CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 18 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION, RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUMS RECORDED AS DOCUMENT 0933618051 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

(APPURTENANT TO AND BURDENS ALL LOTS IN LAKESHORE EAST SUBDIVISION) NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, ON, OVER, THROUGH, AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFOREMENTIONED, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED, AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P, LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732070 AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT 0030322531 AND AS AMENDED BY SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 12, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT 0432427091, AND RE-RECORDED JANUARY 19, 2005 AS DOCUMENT 0501919098, AND FURTHER AMENDED BY THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT 0505632009, AND FURTHER AMENDED BY FOURTH AMENDED BY FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT 0505632012, AND FURTHER AMENDED BY FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND ALSO RE-SUPPLEMENTED BY NOTICE OF SATISFACTION OF CONDITIONS RELATED TO FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST LLC, DATED AS OF FEBRUARY 9, 2007 AND RECORDED MAY 22, 2007 AS DOCUMENT 00714222037 AND SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF DECEMBER 20, 2007 AND RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735531065 AND RE-RECORDED ON APRIL 8, 2008 AS DOCUMENT 0809910104 AND THE SEVENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED ON NOVEMBER 14, 2008 AS DOCUMENT 0831910034 AND THE EIGHTH

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AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910035.



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE (AS REQUIRED BY §55 ILCS 5/3-5020)

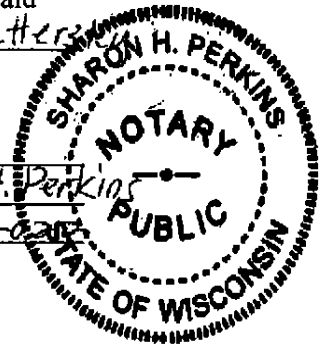
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated: January 12, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said
Gavin Douglas Kilvington Hatter
this 12 day of January, 2021.

[Handwritten Signature]
Notary Public Printed Name Sharon H. Perkins
My commission Expires July 24, 2022



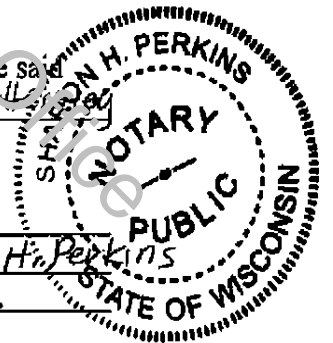
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: January 12, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said
Gavin Douglas Kilvington Hatter
this 12 day of January, 2021.

[Handwritten Signature]
Notary Public Printed Name Sharon H. Perkins
My commission July 24, 2022



CRIMINAL LIABILITY NOTICE

Pursuant to **55 ILCS 5/3-5020(b)(2)**, 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 a DEED or ABI to be recorded in Cook County, Illinois if exempt under the provisions of the Illinois Real Estate Transfer Act (35 ILCS 200/Art. 31).