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TRUSTEE'S DEED

Doc#. 2111201331 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/22/2021 10:21 AM Pg: 1 of 3

Dec ID 20210401694336
ST/CO Stamp 1-128-969-744 ST Tax \$410.00 CO Tax \$205.00
City Stamp 1-606-759-952 City Tax: \$4,305.00

THIS INDENTURE, made this 13th day of April, 2021, between David D. Colburn, as Trustee of the David D. Colburn 2007 Declaration of Trust, party of the first part, and Matthew M. Fakhoury and Jennifer C. Fakhoury, not as tenants in common, not as joint tenants but as tenants by the entirety, of the Village of Lincolnwood, Illinois, party of the second part,

WITNESSETH, that party of the first part, in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said Trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the party of the second part, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

UNIT 2504 AND UNIT P9-13 IN 600 NORTH FAIRBANKS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING LEGAL DESCRIPTION:

PARCEL 1:

LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A

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HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0730615045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PINS: 17-10-206-035-1315
17-10-206-035-1231

Commonly known as: 600 North Fairbanks Court, Unit 2504 and P9-13, Chicago, Illinois 60611

together with the tenements, hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and said party of the second part's heirs and assigns forever.

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 her by the terms and the provisions of said trust agreement above mentioned, and of every other power and authority thereunto enabling.

This deed is made subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

[Signature Page Follows]

