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Doc# 2112306341 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2021 01:01 PM Pg: 1 of 3

Dec ID 20210401605689
ST/CO Stamp 0-448-126-480 ST Tax \$870.00 CO Tax \$435.00
City Stamp 1-500-233-232 City Tax: \$9,135.00

TRUSTEE'S DEED (Illinois)

THIS INDENTURE, made this 26 day of April, 2021, between ARCHANA KUMAR, not individually, but as Trustee of THE ARCHANA KUMAR PREMARITAL REVOCABLE TRUST, Grantor, and JAMES MICHAEL SHOWALTER and JENNIFER PARK, Husband and wife as TENANTS BY THE ENTIRETY of 500 W. SUPERIOR #1610 CHICAGO, IL 60654 Grantees,

WITNESSETH, that Grantor, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid receipt whereof is hereby acknowledged, and in pursuance of the powers and authorities the Grantor hereunto enabling, does hereby convey and warrant unto the Grantees the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through buyers; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable.

Permanent Real Estate Index Number(s): 17-09-114-021-1139 and 17-09-114-021-1255
Address of Real Estate: 500 W. Superior #1610 Chicago, IL 60654

IN WITNESS WHEREOF, the Grantor, ARCHANA KUMAR, individually and as Trustee of THE ARCHANA KUMAR PREMARITAL REVOCABLE TRUST, as aforesaid, has hereunto set her hand and seal the day and year first above written.



ARCHANA KUMAR, Trustee

File 21-0328112

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public for said County, in the State aforesaid, DO HEREBY CERTIFY that, ARCHANA KUMAR, individually and as Trustee of THE ACHANA KUMAR PREMARITAL REVOCABLE TRUST, personally known to me to be the same person who name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and official seal this 26 day of April, 2021.



Commission Expires:


Gregory Vaughn
NOTARY PUBLIC

This instrument prepared by:
Richard C. Spain, Esq.
SPAIN, SPAIN & VARNET, P.C.
33 North Dearborn Street, Suite 2220
Chicago, IL 60602

Send Subsequent Tax Bills To:
JAMES MICHAEL SHOWALTER
and JENNIFER PARK
500 W. Superior #1610 & P254 *unit*
Chicago, IL 60654

Mail To:
Louis Levinson, Esq.
33 N. La Salle St. #3200 *#2600*
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		28-Apr-2021	
	COUNTY:	435.00	
	ILLINOIS:	870.00	
	TOTAL:	1,305.00	
17-09-114-021-1139 20210401605689 0-448-126-481			

REAL ESTATE TRANSFER TAX		28-Apr-2021	
	CHICAGO:	6,525.00	
	CTA:	2,610.00	
	TOTAL:	9,135.00 *	
17-09-114-021-1139 20210401605689 1-500-233-232			

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

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1 :

Unit 1610 and Parking Space P-254 in the Montgomery on Superior Condominium, as delineated on a survey of the following described real estate:

Part of Lots 1 to 10, Lot 15 (except the West 9 feet), Lots 16 to 28 and the West 19 3/4 feet of Lot 11 in Block 4 in Higgins, Law and Company's Addition to Chicago; Lots 4 (except the West 9 feet of said Lot 4), in the subdivision of the West 4 1/4 feet of Lot 11 and all of Lots 12, 13 and 14 in Higgins, Law and Company's Addition to Chicago, and all of the East-West located alley lying North of said Lots 15 to 28 (except the West 9 feet thereof), all in Section 19, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to Declaration of Condominium recorded May 18, 2005 as Document 0513822164, together with its undivided percentage interest in the common Elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Storage Space 131, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid, recorded as Document 0513822164.

Parcel 3:

Easement for the benefit of Parcels 1 and 2 for ingress and egress, use, structural support, use of shared facilities, maintenance, utilities, encroachments and exterior maintenance as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 18, 2005 as Document No.0513822163