

UNOFFICIAL COPY



THIS INSTRUMENT
 PREPARED BY: *15026*
21 KSA 80985 NA
 LLOYD E. GUSSIS, ESQ.
 GUSSIS & ALEXANDER LLC
 6200 NORTH HIAWATHA
 SUITE 400
 CHICAGO, IL 60646

Doc# 2112317035 Fee \$88.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 05/03/2021 10:50 AM PG: 1 OF 3

TRUSTEE'S DEED

THE GRANTOR, RORY BRESLIN-SANI, TRUSTEE OF THE RORY BRESLIN-SANI TRUST DATED FEBRUARY 4, 2019, for and in consideration of Ten (\$10.00) Dollars, CONVEYS AND WARRANTS unto CORBIN SANTO and BRENT LOPEZ, the real estate commonly known as 2761 North Kenmore, Unit #3, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises in tenancy by the entirety forever. *# married to each other.*
 ADDRESS: 2761 North Kenmore, Unit #3, Chicago, Illinois 60614

PTIN: 14-29-403-010-0000

DATED this 1st day of April, 2021.

✓ Rory P Breslin-Sani
 Rory Breslin-Sani, Trustee

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

S Y
 P 3
 S Y-1
 M _____
 SC _____
 E _____
 INT R

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that RORY BRESLIN-SANI, TRUSTEE OF THE RORY BRESLIN-SANI TRUST DATED FEBRUARY 4, 2019, personally 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 uses and purposes therein set forth.

REAL ESTATE TRANSFER TAX		08-Apr-2021
	CHICAGO:	6,562.50
	CTA:	2,625.00
	TOTAL:	9,187.50 *
14-29-403-010-0000 20210301653216 1-062-508-048		


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

REAL ESTATE TRANSFER TAX		08-Apr-2021
	COUNTY:	437.50
	ILLINOIS:	875.00
	TOTAL:	1,312.50
14-29-403-010-0000 20210301653216 1-933-408-784		

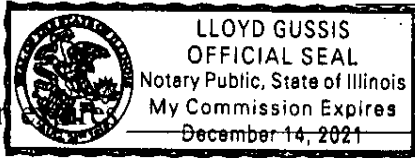
CH

UNOFFICIAL COPY

GIVEN under my hand and notarial seal this 1st day of April, 2021.



Notary Public



My commission expires _____

MAIL TO:

2761 N. Kenmore Ave.
Unit #3
Chicago, IL 60614

SEND TAX BILL TO:

2761 N. Kenmore Ave.
Unit #3
Chicago, IL 60614

LEGAL DESCRIPTION

(see attached)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Parcel 1:

Unit #3 in the 2761 North Kenmore Condominiums as delineated on a survey of the following described tract of land:

LOT 19 IN EDSON'S SUBDIVISION OF THE EAST 1/2 OF BLOCKS 10 AND 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE CONDOMINIUM DECLARATION AS DOCUMENT NO. 2108222025, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2:

The exclusive right to the use of P-3, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 2108222025.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant of the Unit, if any, either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.