

# UNOFFICIAL COPY

Doc#: 2112321052 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2021 08:57 AM Pg: 1 of 3

Dec ID 20210401604010  
ST/CO Stamp 1-883-594-256 ST Tax \$1,100.00 CO Tax \$550.00  
City Stamp 1-615-158-800 City Tax: \$11,550.00

10F2 SB  
Stc 1123457

## TRUSTEE'S DEED

(The Above Space For Recorder's Use Only)

The GRANTORS, Beverly Bajus, or her successor in interest, as trustee under the Beverly Bajus Revocable Trust, dated February 1, 2002 as amended, and Donald A. Bajus, or his successor in interest, as trustee under the Donald A. Bajus Revocable Trust dated February 1, 2002, as amended, both of 340 E. Randolph St. Unit 1001, Chicago, IL 60601, for good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in the Grantors as said Trustees, do hereby convey and warrant to the GRANTEES, Fred A. Smith and Sue A. Connaughton, Trustees of The Fred A. Smith and Sue A. Connaughton Revocable Living Trust dated August 2, 2019, of 3831 Lydia Lane, Bloomington, IN 47401, the real estate legally described on Exhibit A, attached hereto and made a part hereof, situated in the County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to the conditions set forth on Exhibit B attached hereto.

PIN: 17-10-318-058-1064 and 17-10-318-058-1580  
Common Address: 340 E. Randolph Units 1001 and P4-6 Chicago, IL 60601

Dated as of the 11<sup>th</sup> day of March, 2021.

Beverly Bajus  
Beverly Bajus, as Trustee aforesaid under  
the Beverly Bajus Revocable Trust  
State of Minnesota  
) SS  
County of Hennepin

Beverly Bajus  
Donald A. Bajus, as Trustee aforesaid, By  
Beverly Bajus, Trustee under the Donald  
A. Bajus Revocable Trust

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Beverly Bajus, as Trustee aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of March, 2021.

Notary Public: Maren Ruth Westby Prochaska

Commission Expires: 01-31-2025



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## Exhibit A

Parcel 1: Unit 1001 and P4-6 in the 340 on the Park Condominiums, as delineated on a survey of the following described real estate: part of Lot 17 in Lakeshore East Subdivision, Being a Subdivision of part of the unsubdivided lands lying East of and adjoining for 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 Number 0030301045 together with Non-Exclusive Easements appurtenant to and for the benefit of the Parcel and other property, including Easements 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 aforesaid, as defined, described and created by Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East Dated June 26, 2002 and recorded July 2, 2002 as Document Number 0020732020, as amended from time to time, and non-exclusive easements appurtenant to and for the benefit of the parcel and other property for Encroachments, sanitary and storm sewer lines, emergency exiting path and for use of walls for separation as defined, described and created by the Parcels 16, 17 and 17A Declaration, Development and Easement Agreement dated February 24, 2005 and recorded February 25, 2005 as Document Number 0505632010, and Non-Exclusive Easements for expansion joints appurtenant to and for the benefit of the parcel and other property as described, defined and created by the Easement Agreement dated May 9, 2006 and recorded June 16, 2006 as Document Number 0616745017; Which survey is attached as Exhibit "A-2" to the Declaration of Condominium recorded as Document Number 0717322066 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 SM1-53, A limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0717322066.


Parcel 3: Non-Exclusive Easements for the benefit of Parcel 1 and other property, for Ingress, Egress, use, support, use and enjoyment as created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 0717322065.

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## Exhibit B

SUBJECT TO:

- A. Covenants, condition and restrictions of record;
- B. Public and utility easements;
- C. Acts done or suffered through Grantees.
- D. All special governmental taxes or assessments confirmed and unconfirmed;
- E. Homeowners or condominium association Declaration and Bylaws; and
- F. General real estate taxes not yet due and payable as of the date hereof.

REAL ESTATE TRANSFER TAX		27-Apr-2021
	CHICAGO:	8,250.00
	CTA:	3,300.00
	TOTAL:	11,550.00 *
17-10-318-058-1064   20210401604010   1-615-158-800		

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

REAL ESTATE TRANSFER TAX		27-Apr-2021
	COUNTY:	550.00
	ILLINOIS:	1,100.00
	TOTAL:	1,650.00
17-10-318-058-1064   20210401604010   1-883-594-256		

Prepared by:

Madelynn Hausman  
 77 W. Washington St. Suite 1119  
 Chicago, IL 60602

Mail tax bill to:

FRED A. SMITH  
 SUE A. CONNAUGHTON  
 340 E. RANDOLPH, UNIT 1001  
 CHICAGO ILLINOIS  
 60601

After recording, mail to:

FRED A SMITH  
 SUE A CONNAUGHTON  
 340 E RANDOLPH, UNIT 1001  
 CHICAGO ILLINOIS  
 60601