

UNOFFICIAL COPY

Doc#: 2113339241 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/13/2021 01:44 PM Pg: 1 of 3

TRUSTEE'S DEED

Statutory (Illinois)

THIS INDENTURE WITNESSETH,
THAT THE GRANTOR(S),

John C. Bonkoske, as Trustee of the John C. Bonkoske declaration of Trust dated May 8, 1998 and John Gray Royse, as Trustee of the John Gray Royse Revocable Trust dated April 28, 2016, and pursuant to and in the exercise of power and authority granted to and vested in said Trustees by the terms of said trust agreement, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY AND WARRANT

Dec ID 20210401688433
ST/CO Stamp 0-224-874-768 ST Tax \$635.00 CO Tax \$317.50
City Stamp 1-522-118-928 City Tax: \$6,667.50

THE ABOVE SPACE FOR RECORDER'S USE ONLY

to **Priya Patel**, a single woman, whose address is 665 Washington Court, Roselle, IL 60172, ("Grantee"), all rights and interests in fee simple in the following described real estate, to wit:

See Attached Legal Description

Permanent Index Number: 17-05-413-092-0000

Commonly known as: 855 N. May Street, Unit F, Chicago, IL 60642

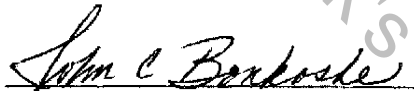
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if applicable. This is not homestead property of any grantor or grantor's spouse.

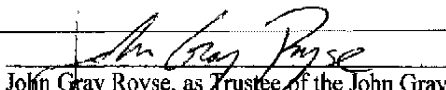
SUBJECT TO: (a) covenants, conditions and restrictions of record provided they do not interfere with nor restrict the use of the Property; (b) public and utility easements which do not underlie the improvements located on the Property; and (c) general real estate taxes not yet due and payable at the time of closing.

On the 21ST day of April, 2021.

21GNW9490410K

Chicago Title


John C. Bonkoske, as Trustee of the John C. Bonkoske declaration of Trust dated May 8, 1998


John Gray Royse, as Trustee of the John Gray Royse Revocable Trust dated April 28, 2016

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State of Michigan)
) SS
County of Berrien)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that **John C. Bonkoske and John Gray Royse**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and Notarial Seal as of the 21 day of April 2021.

Ashley L Ackerman
Notary Public

My commission expires 08-12-2026

Ashley L. Ackerman
Notary Public, Berrien County, MI
My Commission Expires: 08/12/2026
Acting in the County of: Berrien


After Recording Mail to:

Priya Patel
355 N. May, Unit F
Chicago, IL 60642



Send Subsequent Tax Bills to:

Priya Patel
355 N. May, Unit F
Chicago, IL 60642

This Instrument was prepared by: Law Offices of Anna Shilov Sterk
Whose Address is: 210 S. Clark Street, Suite 2025, Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		10-May-2021
	CHICAGO:	4,762.50
	CTA:	1,905.00
	TOTAL:	6,667.50 *

17-05-413-092-0000 | 20210401688433 | 1-522-118-928
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-May-2021
	COUNTY:	317.5
	ILLINOIS:	635.0
	TOTAL:	952.5

17-05-413-092-0000 | 20210401688433 | 0-224-874-761

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF A TRACT HEREINAFTER REFERRED TO AS THE PARCEL: SAID TRACT DESCRIBED AS THAT PART OF BLOCKS 3, 5 AND 6 IN ELSTON'S ADDITION TO CHICAGO LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING PARTS OF VACATED WEST CHESTNUT STREET, VACATED CORNELL STREET (FORMERLY GEORGE STREET) AND VACATED NORTH CARPENTER STREET, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 6: THENCE NORTH 0 DEGREES WEST 394.44 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF SAID RAILWAY; THENCE CONTINUING ON SAID RIGHT OF WAY SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5,226.75 FEET, AN ARC LENGTH OF 105.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 71 DEGREES 44 MINUTES 18 SECONDS EAST, NOT TANGENT TO THE LAST DESCRIBED CURVE 356.81 FEET TO THE EAST LINE OF NORTH CARPENTER STREET: THENCE SOUTH 0 DEGREES 32 MINUTES 59 SECONDS EAST ALONG SAID EAST LINE 58.49 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 18 SECONDS EAST 61.34 FEET TO THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE; THENCE SOUTH 39 DEGREES 15 MINUTES 07 SECONDS WEST ALONG SAID NORTHWESTERLY LINE 247.8 FEET TO THE NORTH LINE OF WEST FRY STREET; THENCE SOUTH 89 DEGREES 30 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE 344.77 FEET TO THE POINT OF BEGINNING OF SAID TRACT: SAID PARCEL DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 176.56 FEET: THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST 123.62 FEET; THENCE NORTH 59 DEGREES 20 MINUTES 31 SECONDS EAST 24.90 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST 28.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST 18.07 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 16 SECONDS EAST 63.64 FEET: THENCE SOUTH 89 DEGREES 57 MINUTES 44 SECONDS WEST 18.07 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 16 SECONDS WEST 63.64 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. JOHN'S PARK TOWNHOME HOMEOWNER'S ASSOCIATION DATED AUGUST 23, 2000 AND RECORDED AUGUST 28, 2000 AS DOCUMENT NUMBER 00666092, AS AMENDED FROM TIME TO TIME.