

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

Landtrust Title
120 S LaSalle St
Suite 170C
Chicago, IL 60603

Doc#: 2114510201 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/25/2021 02:11 PM Pg: 1 of 3

Dec ID 20201201697484
ST/CO Stamp 1-618-635-024 ST Tax \$245.00 CO Tax \$122.50
City Stamp 2-072-291-600 City Tax: \$2,572.50

LN20022833 121

Property of Cook County Clerk's Office

THE GRANTOR Carl M. Plochman, III, as Successor Trustee of the Barbara B. Plochman Declaration of Trust Dated June 8, 2001, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Teresa M. Finley and P. Foster Finley, Jr., married to each other, of 927 Stovall Boulevard NE, Atlanta, GA 30319, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate commonly known as:

Permanent Index Number(s): 14-28-207-004-1510

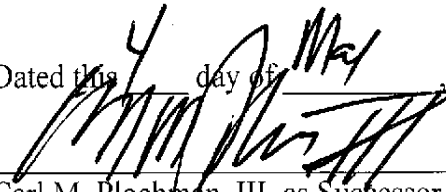
Property Address: 2800 North Lake Shore Drive Unit 3304, Chicago, IL 60657

LEGAL DESCRIPTION ATTACHED


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 it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, **SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).



Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 4 day of May, 2021.



Carl M. Plochman, III, as Successor Trustee of the
Barbara B. Plochman Declaration of Trust Dated
June 8, 2001

REAL ESTATE TRANSFER TAX		20-May-2021
	CHICAGO:	1,837.50
	CTA:	735.00
	TOTAL:	2,572.50 *
14-28-207-004-1510 20201201697484 2-072-291-600		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		20-May-2021
	COUNTY:	122.50
	ILLINOIS:	245.00
	TOTAL:	367.50
14-28-207-004-1510 20201201697484 1-618-635-024		

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Exhibit A

UNIT NUMBER 3304 IN 2800 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 60 FEET (EXCEPT THE WEST 400 FEET THEREOF) OF LOTS 6 AND 7 (EXCEPT THE WEST 400 FEET THEREOF), IN THE ASSESSORS' DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PREMISES BEING OTHERWISE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 7, 400 FEET EAST OF THE WEST LINE THEREOF (SAID WEST LINE BEING COINCIDENT WITH THE WEST LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28 AFORESAID) THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 7 AND 6 AFORESAID 199.3 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 TO THE DIVIDING OR BOUNDARY LINE BETWEEN THE LANDS OF LINCOLN PARK COMMISSIONERS AND THE LANDS OF SHORE OWNERS AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTERED OCTOBER 31, 1904 IN CASE NUMBER 256886 ENTITLED "AUGUSTA LEHMANN AND OTHERS AGAINST LINCOLN PARK COMMISSIONERS" RUNNING THENCE SOUTHEASTERLY ALONG SAID BOUNDARY TO THE SOUTH LINE OF SAID LOT 7 AND RUNNING THENCE WEST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING;

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 2800 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1978, AND KNOWN AS TRUST NUMBER 45204, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR 3096368; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PIN: 14-28-207-004-1510

For Informational Purposes only: 2800 North Lake Shore Drive, Unit 3304, Chicago, IL 60657