

# UNOFFICIAL COPY

Doc#: 2116504156 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/14/2021 03:43 PM Pg: 1 of 3

PREPARED BY: Marc Cervantes  
Cervantes Chatt & Prince P.C.  
100 N. LaSalle Street, Suite 2207  
Chicago, Illinois 60602

AFTER RECORDING, MAIL TO:

IVERSON LAW  
119 S. EMERSON 202  
MT. PROSPECT, IL 60056

Dec ID 20210501646282  
ST/CO Stamp 1-767-553-296 ST Tax \$780.00 CO Tax \$390.00  
City Stamp 1-468-089-616 City Tax: \$8,190.00

## TRUSTEE'S DEED

GRANTORS

**RYAN CRAIG HORNER, AS TRUSTEE OF THE RYAN CRAIG HORNER TRUST, DATED MAY 19, 2016**, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE(s) **NICHOLAS RUSHEK AND MICHAEL GILES,**

(marital status) A Single Man and A Single Man

(tenancy) as joint tenants, having the current address of

520 N Kingsbury St Unit 3406, CHICAGO, IL 60654

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2020 and subsequent years;

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

Permanent Index Number: **14-29-302-159-1019**

Common Address of Real Property: **2705 N Janssen Avenue, Unit 2710C,  
Chicago, IL 60614**

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Dated this 13<sup>th</sup> day of May, 2021.

Ryan C Horner  
RYAN CRAIG HORNER, TRUSTEE

STATE OF IL )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RYAN CRAIG HORNER**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN, under my hand and official seal, this 13<sup>th</sup> day of May, 2021.



Christina Rivas  
Notary Public  
My Commission Expires 12/11/2024

REAL ESTATE TRANSFER TAX		28-May-2021
	CHICAGO:	5,850.00
	CTA:	2,340.00
	TOTAL:	8,190.00 *

14-29-302-159-1019 | 20210501646282 | 1-265-887-504

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

**MAIL SUBSEQUENT TAX BILLS TO:**

NICHOLAS RUSHEK & MICHAEL GILES  
2705 N JANSSEN AVE, UNIT 2710C  
CHICAGO, IL 60614

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## EXHIBIT "A" Legal Description

UNIT 2710 C IN PARK LANE TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE FOLLOWING DESCRIBED LAND: LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELD'S SUBDIVISION OF BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, ALSO LOT 4 IN JOSEPH E. SHEFFIELD'S SUBDIVISION OF BLOCK 45 AFORESAID, ALSO LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, ALSO LOTS 14 THROUGH 18 AND THE NORTH/SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 14 AND 15 IN SUBDIVISION OF LOT 1 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88248725, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office