

# UNOFFICIAL COPY



\*2118342002D\*

Doc# 2118342002 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/02/2021 10:23 AM PG: 1 OF 4

## GENERAL WARRANTY DEED

This Deed, Made and entered into this 24<sup>th</sup> day of June, 2021, by and between COLETTE M. O'BRIEN and EDWARD J. O'BRIEN, Trustees of the COLETTE M. O'BRIEN REVOCABLE TRUST DATED FEBRUARY 14, 1994, as amended, as Grantor, whose address is 200 Pullman Place, Unit 9, Saint Louis, Missouri 63122, and COLLEEN M. O'BRIEN whose address is 1660 North LaSalle #1402, Chicago, Illinois 60614.


Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars (\$10) paid by Grantee, the receipt of which is hereby acknowledged, does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto Grantee, the following described Real Estate, situated in the County of Cook and State of Illinois, as fully described in **Exhibit A**, attached hereto and incorporated herein by reference, together with any and all improvements, rights, privileges, easements, appurtenances and interests belonging thereto.



Commonly known as 1660 North LaSalle #1402, Chicago, Illinois 60614.

Parcel Index Number: 14-33-423-048-1145.

**TO HAVE AND TO HOLD** the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to Grantee's successors and assigns forever.

Grantors hereby covenant that Grantors, Grantors' successors and assigns shall and will **WARRANT AND DEFEND** the title to the premises unto Grantee and to Grantee's successors and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2021 and thereafter, and any special taxes becoming a lien after the date of this deed.

REAL ESTATE TRANSFER TAX	02-Jul-2021
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX	02-Jul-2021
 	COUNTY: 0.00
	ILLINOIS: 0.00
	<b>TOTAL:</b> 0.00

14-33-423-048-1145 | 20210701689388 | 2-126-961-936

14-33-423-048-1145 | 20210701689388 | 1-379-491-088

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

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Exempt under the provisions of Paragraph (e), Sections 31-45 of the Real Estate Transfer Act (35 ILCS 200/31-45).

*In Witness Whereof*, Grantors have executed these presents the day and year first above written.

**GRANTOR:**

The Colette M. O'Brien Revocable Trust dated February 14, 1994, as amended

Colette M. O'Brien  
COLETTE M. O'BRIEN, Trustee

Edward J. O'Brien, Jr.  
EDWARD J. O'BRIEN, JR, Trustee

STATE OF MISSOURI )  
) SS

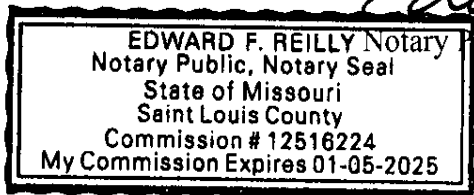
COUNTY OF ST. LOUIS )

On this 24<sup>th</sup> day of June 2021, before me personally appeared COLETTE M. O'BRIEN and EDWARD J. O'BRIEN, JR., as Trustees of the Colette M. O'Brien Revocable Trust under Agreement dated February 14, 1994, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the place aforesaid, the day and year first above written.

Edward F. Reilly

My term expires:



**Future Taxes to:**  
Colleen M. O'Brien  
1660 North LaSalle #1402  
Chicago, Illinois 60614

**This Deed Prepared by:**  
Edward F. Reilly  
Sandberg Phoenix & von Gontard PC  
120 S. Central Ave., Suite 1600  
Clayton, MO 63105

**Return Recorded Deed to:**  
Edward F. Reilly  
Sandberg Phoenix & von Gontard PC  
120 S. Central Ave., Suite 1600  
Clayton, MO 63105

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## EXHIBIT A

ADDRESS: 1660 N. LASALLE #1402, CHICAGO, IL 60614  
 PIN: 14-33-423-048-1145

## LEGAL DESCRIPTION

UNIT 1402 IN THE PARKVIEW CONDOMINIUM AS DELINEATED UPON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL 1:

LOT 2, THE SOUTH 50 1/2 FEET OF LOT 3, THE EAST 74 FEET OF LOT 3 (EXCEPT THE SOUTH 50 1/2 FEET THEREOF) AND THE EAST 74 FEET OF LOTS 4 AND 5 (EXCEPT THAT PART OF LOT 5 FALLING IN EUGENIE STREET) ALL IN GALE'S NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 1 AND 2 AND THAT PART OF LOT 3 FALLING WITHIN THE NORTH 113.62 FEET OF ORIGINAL LOT 1 IN WOOD AND OTHER'S SUBDIVISION OF SAID ORIGINAL LOT 1 IN GALE'S NORTH ADDITION TO CHICAGO AFORESAID; ALSO

### PARCEL 3:

LOTS 1 TO 9, BOTH INCLUSIVE (EXCEPT THAT PART LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE DRAWN THROUGH THE SOUTHWEST CORNER OF EUGENIE STREET AND NORTH LASALLE STREET AND THROUGH A POINT ON THE SOUTH LINE OF LOT 10, 14 FEET WEST OF THE WEST LINE OF NORTH LASALLE STREET) ALL IN BLOCK "B" IN THE COUNTY CLERK'S DIVISION OF PORTIONS OF UNSUBDIVIDED LAND LYING BETWEEN THE EAST LINE OF GALE'S NORTH ADDITION TO CHICAGO AFORESAID AND THE WEST LINE OF NORTH CLARK STREET IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 31, 1978 AND KNOWN AS TRUST NO. 1660 RECORDED WITH THE DATED MARCH 31, 1978 AND KNOWN AS TRUST NO. 1660 RECORDED WITH THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24558738, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS.

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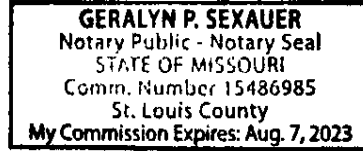
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 24, 20 21

Signature: Edward F. Daily  
Grantor or Agent Agent for Grantor

Subscribed and sworn to before me  
by the said Agent  
this 24th day of June, 20 21  
Notary Public Geraldyn P. Sexauer

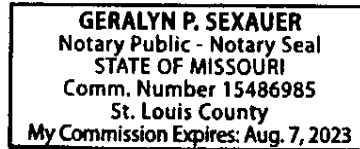


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 24, 20 21

Signature: Edward F. Daily  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 24th day of June, 20 21  
Notary Public Geraldyn P. Sexauer



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)