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PT21-71975
1 of 1

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Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 07:08 AM Pg: 1 of 3

Dec ID 20210501642592
ST/CO Stamp 0-935-454-992 ST Tax \$1,312.50 CO Tax \$656.25
City Stamp 1-472-325-904 City Tax: \$13,781.25

TRUSTEE'S DEED (Illinois)

THIS INDENTURE, made this 25th day of May, 2021, between KEVIN L. MCQUOWN and DOUGLAS R. RITZ, as Co-Trustees of MCQUOWN-RITZ TRUST dated October 2, 2001, 3307 N. Seely Ave., Chicago, IL 60618, Grantors, and IRVING STENN JR. FAMILY TRUST dated March 7, 1991, of Marilla Stenn Irving Stenn Jr and Robert M Leven, Co-trustees of the, Grantee,

WITNESSETH, that Grantors, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the powers and authorities the Grantors hereunto enabling, do hereby convey and warrant unto the Grantee the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable.

Permanent Real Estate Index Number(s): 17-03-228-034-4033 and 17-03-228-035-4078
Address of Real Estate: 270 E. Pearson #1202 & P78, Chicago, IL 60611

IN WITNESS WHEREOF, the Grantors, as Co-Trustees of McQuown-Ritz Trust, as aforesaid, have hereunto set their hands and seals the day and year first above written.


KEVIN L. MCQUOWN, as Co-Trustee of
MCQUOWN-RITZ TRUST
dated October 2, 2001


DOUGLAS R. RITZ, as Co-Trustee of
MCQUOWN-RITZ TRUST
dated October 2, 2001

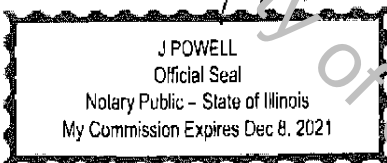
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public for said County, in the State aforesaid, DO HEREBY CERTIFY that, KEVIN L. MCQUOWN and DOUGLAS R. RITZ, as Co-Trustees of MCQUOWN-RITZ TRUST dated October 2, 2001, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and official seal this 24 day of May, 2021.

Commission Expires: 12/31/21



[Signature]
NOTARY PUBLIC

This instrument prepared by:
Richard C. Spain, Esq.
SPAIN, SPAIN & VARNET, P.C.
33 North Dearborn Street, Suite 2220
Chicago, Illinois 60602

Send Subsequent Tax Bills To:
IRVING STENN JR. FAMILY TRUST
270 E. Pearson #1202
Chicago, IL 60611

Mail To:
Jeremy E. Keis, Esq.
Ruttenberg Gilmartin Reis LLC
1101 W. Monroe St #200
Chicago, IL 60607

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EXHIBIT A - LEGAL DESCRIPTION

Parcel 1:

Unit 1202 in the Belvedere Condominiums (as hereinafter described) together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(A) The Leasehold Estate, (said Leasehold Estate being defined in paragraph 1.C. of the Alta Leasehold endorsement(s) attached thereto), created by the instrument herein referred to as the lease, executed by: Northwestern University, a Corporation of Illinois, as Lessor and 270 East Pearson, LLC, an Illinois Limited Liability Company, as Lessee, dated as of June 31, 2000, which lease was recorded August 2, 2000 as document 000584667, and re-recorded August 11, 2000 as document number 00614549, and as amended by amendment to Ground Lease recorded March 2, 2001 as document number 0010169900 and second amendment to Ground Lease recorded May 20, 2004 as document number 0414131096, and by unit sublease recorded May 21, 2004 as document number 0414242154, which lease, as amended, demises the land (as hereinafter described) for a term of 99 years commencing July 31, 2000 (except the buildings and improvements located on the land); and (B) Ownership of the buildings and improvements located on the following described land: Lot 2 in the Residences on Lake Shore Park Subdivision, being a subdivision of part of Lots 91 to 98 in Lake Shore Drive addition to Chicago, a Subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as an exhibit to the Declaration of Condominium recorded as document number 0414131100, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of S33, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Parcel 3:

Unit P78 in the 270 East Pearson Garage Condominiums as delineated on a survey of the following described real estate(as hereinafter described):

Together with its undivided percentage interest in the common elements which unit and common elements are comprised of: (A) The leasehold Estate (said leasehold estate being defined in paragraph 1.C. of the ALTA Leasehold Endorsement(s) attached hereto), created by the instrument herein referred to as the lease, executed by: Northwestern University, a Corporation of Illinois, as Lessor, and 270 East Pearson, LLC, an Illinois Limited Liability Company, as Lessee, dated May 20, 2004, which lease was recorded May 20, 2004 as document 0414131097, and by unit subleases recorded May 21, 2004 as document numbers 0414242200 and 0414242270, which lease, as amended, demises the land(as hereinafter described) for a term of 95 years commencing May 20, 2004 (except the buildings and improvements located on the land); and (B) Ownership of the buildings and improvements located on the following described land: Lot 3 in the Residences on Lake Shore Park Subdivision, being a subdivision of part of Lots 91 to 98 in Lake Shore Drive addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as an exhibit to the Declaration of Condominium recorded as document number 0414131101, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 4:

Non-exclusive easements for the benefit of Parcels 1, 2 and 3 for ingress, egress, use, enjoyment and support as set forth in the Declaration of Covenants, conditions, restrictions and easements recorded as document number 0414131098.

Parcel 5:

Non-exclusive easements for the benefit of Parcel 3 for ingress, egress, use, enjoyment and support as set forth in the Declaration of Covenants, conditions, restrictions and easements recorded as document number 0317834091.