

UNOFFICIAL COPY

Doc#: 2120421195 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/23/2021 01:10 PM Pg: 1 of 3

File 21-0570 1/2

TRUSTEE'S DEED (ILLINOIS)

Dec ID 20210701688740
ST/CO Stamp 2-121-335-568 ST Tax \$1,625.00 CO Tax \$812.50
City Stamp 0-211-567-376 City Tax: \$17,062.50

THE GRANTOR Fred Tokowitz, as Trustee of the Fred Tokowitz Trust dated February 12, 1993, 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, CONVEYS AND WARRANTS to J. Eric Smith and Diane M. Smith, husband and wife, as Tenants by the Entirety, at 79 Four Winds Ln., New Canaan, CT 06840 all interest in the following described real estate commonly known as 180 E. Pearson St., Unit 3504, Chicago, IL 60611, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing,

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

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.

Permanent Real Estate Index Number(s): 17-03-226-065-1018

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Dated this 6th day of July, 2021.

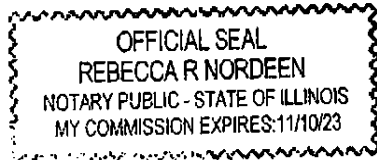
X Fred Tokowitz (Seal)
Fred Tokowitz, as Trustee of the Fred Tokowitz Trust dated February 12, 1993

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Fred Tokowitz, as Trustee of the Fred Tokowitz Trust dated February 12, 1993 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 6 day of July, 2021.

Rebecca R Nordeen
Notary Public



THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:
Landon & Wickersty, Ltd.
77 W. Washington, Suite 1119
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
J. Eric Smith and Diane M. Smith
180 E. Pearson St., Unit 3504
Chicago, IL 60611

REAL ESTATE TRANSFER TAX		09-Jul-2021
COUNTY:	812.50	
ILLINOIS:	1,625.00	
TOTAL:	2,437.50	

17-03-226-065-1018 | 20210701688740 | 2-121-335-561

REAL ESTATE TRANSFER TAX		09-Jul-2021
CHICAGO:	12,187.50	
CTA:	4,875.00	
TOTAL:	17,062.50 *	

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

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Unit number 3504 as delineated on survey of the following described parcels of real estate:

Lots 4 through 18, both inclusive and including Lots "7A", "7B", "7C", "7D", "7E", "7F", "11A" and "11B" in Marban Resubdivision, being a Subdivision of part of Block 20, in the Canal Trustees' Subdivision of the South Fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat of Said Marban Resubdivision (herein called the "Marban Resubdivision") recorded December 30, 1975 as Document Number 23339677, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, easements, covenants and restrictions and by-laws for 180 East Pearson Street Condominium, Chicago, Illinois, and recorded as Document Number 23432350, as amended from time to time, together with its undivided percentage interest in the common elements

PIN(S): 17-03-226-065-1012

Property of Cook County Clerk's Office