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2121429073D

Doc# 2121429073 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2021 11:58 AM PG: 1 OF 3

TRUSTEE'S DEED

Return to:

~~Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 South LaSalle Street
Suite 2920
Chicago, Illinois 60603~~

NAME & ADDRESS OF TAXPAYER:

Jorge D. Yahuaca
2911 N. Western Ave. Unit 309
Chicago, IL 60618-8139

Chicago Title

MOSA 554012LP 1/2

THIS INDENTURE, made this 10th day of May, 2021, between Paul E. Richman, as Trustee of the Paul E. Richman Living Trust dated August 13, 2015, of Chicago, Cook County, Illinois, Grantor, and Jorge D. Yahuaca, unmarried man, Grantee, of 2911 N. Western Ave., Unit 309, Chicago, IL 60618-8039,



WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as trustee of said trust, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, the following described Real Estate situated in the County of Cook, State of Illinois, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, to wit:


SEE EXHIBIT "A" ATTACHED HERETO.

Subject only to the following, if any: 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; condominium declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property, if any; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 14-30-116-023-1034
Address of property: 2911 N. Western Ave., Unit 309, Chicago, IL 60618-8039

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		27-Jun-2021	
	COUNTY:		122.50
	ILLINOIS:		245.00
	TOTAL:		367.50
14-30-116-023-1034 20210501633550 0-956-943-632			

REAL ESTATE TRANSFER TAX		27-Jun-2021	
	CHICAGO:		1,837.50
	CTA:		735.00
	TOTAL:		2,572.50
14-30-116-023-1034 20210501633550 0-991-139-088			

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

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IN WITNESS WHEREOF, the Grantor, as said trustee as aforesaid, have hereunto set his hand and seal the day and year first above written.

X Paul E. Richman (Seal)

Paul E. Richman, as Trustee of the Paul E. Richman Living Trust dated August 13, 2015

_____ (Seal)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul E. Richman, as Trustee of the Paul E. Richman Living Trust dated August 13, 2015, of Chicago, Cook County, Illinois, 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 he signed, sealed and delivered said instrument as his free and voluntary act, as trustee under said trust agreement, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of MAY, 2021.

James W. Storz
Notary Public
JAMES W STORZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 3, 2023

This instrument was prepared by:

Charles A. Semmelhack
Howard & Howard Attorneys PLLC
200 South Michigan Avenue
Suite 1100
Chicago, Illinois 60604

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LEGAL DESCRIPTION

Order No.: 21GSA554062LP

For APN/Parcel ID(s): 14-30-116-023-1034

PARCEL 1: UNIT 309 IN THE RIVER WALK TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00721016, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-49, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00721016.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS COVENANTS RECORDED AS DOCUMENT NUMBER 00170099, AND AS AMENDED.