

# UNOFFICIAL COPY

PT 21-73067PA 1052

Doc#: 2121504041 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/03/2021 09:29 AM Pg: 1 of 3

## TRUSTEE'S DEED (ILLINOIS)

Dec ID 20210601659964  
ST/CO Stamp 1-627-700-496 ST Tax \$260.00 CO Tax \$130.00  
City Stamp 1-344-355-600 City Tax: \$2,730.00

Property of Cook County Clerk's Office

THE GRANTOR Nadina H. Constant, as Trustee of the Nadina H. Constant Trust dated April 10, 2012, 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 Dennis Sullivan and Kari Sullivan, husband and wife, as Joint Tenants, all interest in the following described real estate commonly known as 3420 N. Lake Shore Dr., Unit 16LM, Chicago, IL 60657, and legally known as:

### LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**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 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): 14-21-307-052-1236

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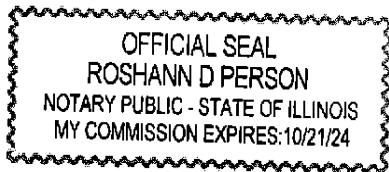
Dated this 17<sup>th</sup> day of June, 2021.

X Nadina H. Constant, as Trustee (Seal)  
Nadina H. Constant, as Trustee of the  
Nadina H. Constant Trust dated April  
10, 2012

STATE OF ILLINOIS        )  
  ) SS,  
COUNTY OF LAKE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nadina H. Constant, as Trustee of the Nadina H. Constant Trust dated April 10, 2012 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 17<sup>th</sup> day of June, 2021.



Roshann D. Person  
Notary Public

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

MAIL TO:  
~~Fogarty & Fugate LLP~~ Dennis Sullivan  
~~1433 W. Huron St., Lower Level 300~~  
~~Chicago, IL 60642~~ 3420 N Lake Shore Dr  
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:  
Dennis Sullivan and Kari Sullivan  
3420 N. Lake Shore Dr., Unit 16LM  
Chicago, IL 60657

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## EXHIBIT "A"

### Parcel A:

Units 16-L and 16-M in the 3410 Lake Shore Drive Condominium, as delineated on a survey of the following described real estate:

### Parcel 1:

Lot 3 in Owners Division of that part of Lot 26 (except the Westerly 200 feet thereof) lying Westerly of Sheridan Road in the Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37, all inclusive, in Pine Grove being a Subdivision of fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; also,

### Parcel 2:

Lots 18, 19, 20 and 21 (except the South 100 feet of said Lots) in Jones Subdivision of Lot 22 in Pine Grove a Subdivision of fractional Section 21, Township 40 North, Range 14 East of the Third Principal meridian (excepting from said parcels 1 and 2, taken as a tract, the following described parcel lying above a horizontal plane of 30.23 feet, City of Chicago Datum, described as follows:

Beginning at the Northeast corner of the aforesaid tract; thence Westerly along the North line thereof, 77.04 feet to the center line of a party wall and its extension, thence Southerly along the center line of a party wall and its extension, 121.13 feet to the South line of the aforesaid tract, thence Easterly, 114.39 feet to the Southeast corner of said tract; thence Northwesterly 136.67 feet to the point of beginning)

Which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 04017101; together with its undivided percentage interest in the common elements in Cook County, Illinois

### Parcel B:

The right to the use of P-36, a limited common elements as delineated on the survey attached to the declaration aforesaid recorded as document 04017101.