

File 20-1847 313

TRUSTEE'S DEED (ILLINOIS)

Doc# 2121712103 Fee: \$98.00 Karen A. Yarbrough Cook County Clerk Date: 08/05/2021 10:44 AM Pg: 1 of 3

Dec ID 20210701609539 ST/CO Stamp 1-165-458-192 ST Tax \$22.00 CO Tax \$11.00 City Stamp 1-806-330-640 City Tax: \$231.00

Property of Cook County Clerk's Office

THE GRANTOR ALEJANDRO SILVA, married to Caitlin Gillies AND BIANCA SILVA, a single woman, not individually but as co-trustees of THE ALEJANDRO SILVA DISCRETIONARY TRUST (GST EXEMPT), created under The Alberto Silva Trust dated November 10, 1983 AND BIANCA SILVA, a single woman AND CAITLIN GILLIES, married to Alejandro Silva, not individually but as co-trustees of THE BIANCA SILVA DISCRETIONARY TRUST (GST EXEMPT), created under The Alberto Silva Trust, dated November 10, 1983, 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 Grantors as trustees, each as to an undivided one-half interest, convey to Thomas Patterson and Zully Lozano-Patterson as joint tenants and not as tenants in common, all interest in the following described real estate commonly known as 130 N. Garland Court, P3-53, Chicago, IL 60602, and legally known as: \* Husband and wife

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through the 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. This is not Homestead property

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 enabling.

Permanent Real Estate Index Number(s): 17-10-309-015-1237

Dated this 30th day of July, 2021.

X [Signature] Alejandro Silva and Bianca Silva, as co-trustees of the Alejandro Silva Discretionary Trust (GST Exempt), as Co-Trustees of Alberto Silva Trust, dated November 10, 1983

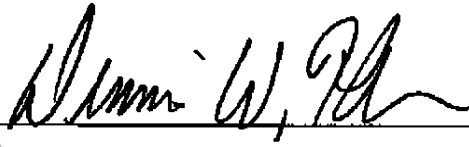
X [Signature] Bianca Silva and Caitlin Gillies, as co-trustees of the Bianca Silva Discretionary Trust (GST Exempt), created under the Alberto Silva Trust, dated November 10, 1983

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

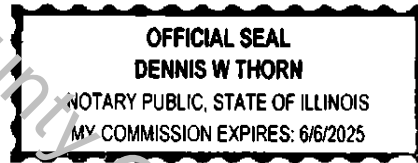
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alejandro Silva and Bianca Silva, as co-trustees of the Alejandro Silva Discretionary Trust (GST Exempt) and Bianca Silva and Caitlin Gillies, as co-trustees of the Bianca Silva Discretionary Trust (GST Exempt), created under The Alberto Silva Trust, dated November 10, 1983 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 30<sup>th</sup> day of July, 2021.





Notary Public

THIS INSTRUMENT PREPARED BY  
Dennis W. Thorn  
Dennis W. Thorn & Associates  
180 N Michigan Ave, Ste 2105  
Chicago, IL 60601




MAIL TO:  
Sarah L. Donnellan  
111 W. Jackson Blvd  
Suite 1700  
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:  
Thomas Patterson and Zully Lc zarzo-Patterson  
130 N. Garland Court unit 4102  
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		04-Aug-20 <sup>21</sup>
	COUNTY:	11.00
	ILLINOIS:	22.00
	TOTAL:	33.00

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REAL ESTATE TRANSFER TAX		04-Aug-2021
	CHICAGO:	165.00
	CTA:	66.00
	TOTAL:	231.00 *

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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:

Parcel 1:

Unit Numbers 3-53 in the Heritage at Millennium Park Condominium as Delineated and Defined on the Plat of Survey of Part of Lots 1 to 6 Inclusive in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium Recorded December 16, 2004 as Document Number 0435103109, as amended from time to Time; together With its undivided percentage interest in the common elements.

Parcel 2:

Easement Appurtenant for the Benefit of Parcel 1 as Created by the Declaration of Covenants, Conditions, Restrictions, and Easements Recorded December 16, 2004 as Document 0435103107 for Ingress and Egress, for Maintenance, Structure Support, Use of Facilities, Encroachments, Common Walls, Utilities and Permanent Canopy Over the Land Described Herein. (Said Land Commonly Referred to as the Retail Parcel)

PIN(S): 17-10-309-015-1237

Property of Cook County Clerk's Office