UNOFFICIAL COPY

TRUSTEE'S DEED

MAIL TO:

Patrick Tran Law Office of Patrick Tran 4907 N. Hamilton Ave. Chicago, IL 60625 Doc#. 2122846139 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/16/2021 10:45 AM Pg: 1 of 3

Dec ID 20210801627253 ST/CO Stamp 0-404-776-720 ST Tax \$220.00 CO Tax \$110.00 City Stamp 0-673-212-176 City Tax: \$2,310.00

NAME & ADDRESS OF TAXPAYER

Kenneth J. Biffar 300 N. State St Unit 2735 Chicago, IL 60654 では、これでは、

G-216NW087627PK 1250A

The Grantor, PONTE SISTO HOLDINGS, LLC, as Trustee under the provisions of a trust agreement known as the Ogle County Farm Land Trust dated April 25, 2015, of 2156 Bush St., San Francisco, CA 94115, for and in consideration of Ten Pollars and 00/00 cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees of the aforementioned trust, and of every other power and authority the Grantors possess, does hereby convey and quit claim unto the Grantee, KENNETH J. BIFFAR, individually, the following described real estate signated in the County of Cook, State of Illinois to wit:

UNIT NO. 2735 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 1 AND LOT 2 OF HARPER'S RESUBDIVISION OF PART OF BLOCK ; IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF / PART OF BLOCK 1 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PARTS OF CERTAIN VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, SITUATED IN THE CITY OF CLICAGO, COOK COUNTY, ILLINOIS WHICH SURVEYS ARE ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP M. DE BY MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24238692, TOGETHER WITH AN UNDIVIDED INTEREST IN THE PROPERTY DESCRIBED TO SAID DECLARATION OF CONDOMINIUM OWNERSHIP (EXCEPTING FROM SAID PROPERTY ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM WONERSHIP AND SURVEYS) SITUATEY, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS UNIT NO. 340 NORTH STATE STREET, CHICAGO, ILLINOIS 60610.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AFORESAID AS SET FORT. IN DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID RECORDED DECEMBER 15, 1977 AS DOCUMENT 24238692 AND AS CRIATED BY DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS, TO RECORDED AS DOCUMENT FOR ACCESS, INCRESS AND EGRESS IN, OVER UPON, ACROSS AND THROUGH THE COMMON ELEMENTS AS DEFINED THEREIN.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED IN GRANCE, AND RESERVATION OF EASEMENTS RECORDED DECEMBER 15, 1977 AS DOCUMENT 24238691AND SET FORTH IN DEED FROM MARINA CTLY CORPORATION, A CORPORATION OF ILLINOIS, RECORDED AS DOCUMENT IN, OVER, UPON, ACROSS AND THROUGH LOBBIES, H. J. LN'AYS, DRIVEWAYS, PASSAGEWAYS, STAIRS, CORRIDORS, ELEVATORS AND ELEVATOR SHAPTS LOCATED UPON THOSE PARTS OF LOLS 3 AND 4 IN HARPER'S RESUBDIVISION AFORESAID DESIGNATED AS "EXCLUSIVE EASEMENT AREAS" AND COMMON EASEMENT AREAS" POX INGRESS AND EGRESS AND ALSON IN AN TO STRUCTURAL MEMBERS, FOOTINGS, BRACES, CAISSONS, FOUNDATIONS, COLUMNS AN BUILDING CORES SITUATED ON LOTS 3 AND 4 AFORESAID FOR SUPPORT OF ALL STRUCTURES AND IMPROVEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-09-410-014-1632

Property Address: 300 N. STATE ST., UNIT 2735, CHICAGO, IL 60654

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; homeowners or condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Dated this day of August, 2021.	
Sition	_ (Seal)
STEVEN FILLIPOW, Member	
(m) 202	(Seal)
CYNTHIA/TRAINA, Member	
STATE OF CALIFORNIA)	
COUNTY OF San Francisco) ss.	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, STEVEN FILLIPOW AND CYNTHIA TRAINA, Members of Ponte Sisto Holdings, LLC, as Trustee under the Provisions of a Trust Agreement known as the Ogle County Farm Land Trust dated April 25, 2015, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their 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

oar of August, 2021.



NOTARY PUBLIC

This instrument was prepared by:

Richard A. Magnone Reda | Ciprian | Magnone LLC 8501 W. Higgins, Suite 440 Chicago, Illinois 60631

2122846139 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT "A"

Order No.: 21GNW087627PK

For APN/Parcel ID(s): 17-09-410-014-1632

PARCEL 1:

UNIT NO. 2735 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 1 AND LOT 2 OF HARPER'S RESUBDIVISION OF PART OF BLOCK 1 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF A PART OF BLOCK 1 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PARTS OF CERTAIN VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS

WHICH SURVEYS ARE ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24238692, TOGETHICK WITH AN UNDIVIDED INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP (EXCEPTING FROM SAID PROPERTY ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM WONERSHIP AND SURVEYS) SITUATED IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS UNIT NO. 300 NORTH STATE STREET, CHICAGO, ILLINOIS 606 (0)

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID RECORDED DECEMBER 15, 1977 AS DOCUMENT 24238692 AND AS CREATED BY DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS, TO RECORDED AS DOCUMENT FOR ACCESS, INGRESS AND EGRESS IN, OVER UPON, ACROSS AND THROUGH THE COMMON ELEMENTS AS DEFINED THEREIN.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED IN GRANTS AND RESERVATION OF EASEMENTS RECORDED DECEMBER 15, 1977 AS DOCUMENT 24238691AND SET FORTH IN DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS, RECORDED AS DOCUMENT IN, OVER, UPON, ACROSS AND THROUGH LOBBIES, HALLWAYS, DRIVEWAYS, PASSAGEWAYS, STAIRS, CORRIDORS, ELEVATORS AND ELEVATOR SHAFTS LOCATED UPON THOSE PARTS OF LOTS 3 AND 4 IN HARPER'S RESUBDIVISION AFORESAID DESIGNATED AS "EXCLUSIVE EASEMENT AREAS' AND COMMON EASEMENT AREAS' FOR INGRESS AND EGRESS AND ALSON IN AN TO STRUCTURAL MEMBERS, FOOTINGS, BRACES, CAISSONS, FOUNDATIONS, COLUMNS AN BUILDING CORES SITUATED ON LOTS 3 AND 4 AFORESAID FOR SUPPORT OF ALL STRUCTURES AND IMPROVEMENTS, IN COOK COUNTY, ILLINOIS.