

# UNOFFICIAL COPY

Doc#: 2122846139 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/16/2021 10:45 AM Pg: 1 of 3

## TRUSTEE'S DEED

### MAIL TO:

Patrick Tran  
Law Office of Patrick Tran  
4907 N. Hamilton Ave.  
Chicago, IL 60625

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

CT-216NV087627PK 1/2 E/A

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 Dollars 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 situated in the County of Cook, State of Illinois to wit:

#### 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, TOGETHER 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 OWNERSHIP AND SURVEYS) SITUATED IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS UNIT NO. 300 NORTH STATE STREET, CHICAGO, ILLINOIS 60610.

#### 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 24238691 AND 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 ALSO IN AN TO STRUCTURAL MEMBERS, FOOTINGS, BRACES, CAISSONS, FOUNDATIONS, COLUMNS AND 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.



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## EXHIBIT "A"

Order No.: 21GNW087627PK

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

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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, TOGETHER 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 OWNERSHIP AND SURVEYS) SITUATED IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS UNIT NO. 300 NORTH STATE STREET, CHICAGO, ILLINOIS 60610

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