

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

UNOFFICIAL COPY



Doc# 2126742025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/24/2021 01:56 PM PG: 1 OF 5

758397 1/2

WARRANTY DEED
ILLINOIS STATUTORY
Trusts to Individual

THE GRANTORS, JAMES L. MCGOVERN AND SUZANNE M. MCGOVERN, TRUSTEES OF THE JAMES L. MCGOVERN AND SUZANNE M. MCGOVERN TRUST DATED SEPTEMBER 29, 2018, as amended from time to time, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE(S), DANA F. KLEIMAN AND FREDERICK G. HEROLD, TRUSTEES OF THE 2004 HEROLD FAMILY TRUST DATED SEPTEMBER 14, 2004 AND AMENDED & RESTATED 9/19/2016, of the City of Chicago, Cook County, State of Illinois, as ~~tenants in common~~, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit *FGH*

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2021 and subsequent years; and

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-22-110-125-1029 and 17-22-110-125-1611,
Address(es) of Real Estate: 1235 S Prairie Ave Unit 804 Chicago, IL 60605

This conveyance, as it relates to JAMES L. MCGOVERN AND SUZANNE M. MCGOVERN, is made by JAMES L. MCGOVERN AND SUZANNE M. MCGOVERN, not individually, but solely as Trustees under the provisions of the trust instruments known as THE JAMES L. MCGOVERN AND SUZANNE M. MCGOVERN TRUST DATED SEPTEMBER 29, 2018, and unto all and every successor or successors in trust under said trust instruments, and as such is made without warranty, express or implied, and is made by, and on condition that JAMES L. MCGOVERN AND SUZANNE M. MCGOVERN shall have no liability in their individual capacities on any agreement, warranty or indemnity herein contained, express or implied. Any recourse under and by virtue of this Deed shall be against THE JAMES L. MCGOVERN AND SUZANNE M. MCGOVERN TRUST DATED SEPTEMBER 29, 2018, and unto all and every successor or successors in trust under said trust instruments.

S Y
P 5
S Y-1
SC
INT ER

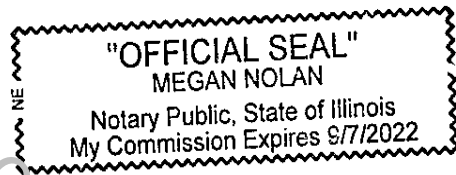
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Dated this 21st Day of July, 2021

THE JAMES L. MCGOVERN AND SUZANNE M. MCGOVERN TRUST DATED SEPTEMBER 29, 2018,
as amended from time to time

BY: [Signature] JAMES L. MCGOVERN, as trustee
BY: [Signature] SUZANNE M. MCGOVERN, as trustee

State of Illinois)
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY JAMES L. MCGOVERN and SUZANNE M. MCGOVERN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 21 day of July, 2021

Megan Nolan (Notary Public) Commission Expires 9/7/2022

This instrument was prepared by: Avni Shah, 2015 W. Fullerton Ave., Chicago, Illinois 60647

Mail To:
Send Subsequent Tax Bills to: DANA KLEIMAN and FREDERICK HEROLD, 1235 S Prairie Ave Unit 804
Chicago, IL 60605

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File No: 758397

EXHIBIT "A"

PARCEL 1: UNIT 804 AND GU-325 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWER RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, IN THE FRACTIONAL OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-29, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041, AS AMENDED FROM TO TIME.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND UNITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

17-Sep-2021



CHICAGO:

4,800.00

CTA:

1,920.00

TOTAL:

6,720.00

17-22-110-125-1029 | 20210701617740 | 0-083-885-840

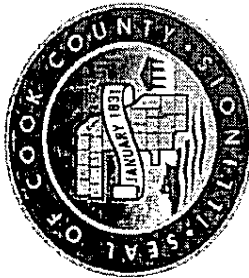
* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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REAL ESTATE TRANSFER TAX

17-Sep-2021



COUNTY:
ILLINOIS:
TOTAL:

320.00
640.00
960.00

17-22-110-125-1029

20210701617740

1-720-975-504

Property of Cook County Clerk's Office