

UNOFFICIAL COPY

16222007

TRUSTEE'S DEED

Doc#: 2130742101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2021 01:42 PM Pg: 1 of 2

Dec ID 20211001617114
ST/CO Stamp 0-042-759-312 ST Tax \$1,750.00 CO Tax \$875.00
City Stamp 2-106-045-584 City Tax: \$18,375.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 11 day of October, 2021 by Ann M. Saunders, as Trustee of the Ann M. Saunders Trust dated September 2, 2005 and known as Trust Number 1 hereinafter referred to as Grantor, and Greg D. Crider and Jule Cahill Crider, husband and wife, of 4100 Glenrose St., City of Kensington, County of Montgomery, State of Maryland, hereinafter referred to as Grantees:

WHEREAS, Grantor is the duly acting trustee of the Ann M. Saunders Trust # 1 dated September 2, 2005, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Greg D. Crider and Jule Cahill Crider, husband and wife, 1109 Glenrose St., Kensington, Maryland 20895, not as tenants in common, but as Joint Tenants with rights of survivorship, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 340 East Randolph Street, Unit #2706, Chicago, IL 60601, legally described as:

PARCEL 1: UNITS 2706 AND P2-35, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 340 ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FOR DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT NUMBER 0030301045 TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY, INCLUDING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFORESAID, AS DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USE OF WALLS FOR SEPARATION AS DEFINED, DESCRIBED AND CREATED BY THE PARCELS 16, 17 AND 17A DECLARATION, DEVELOPMENT AND EASEMENT AGREEMENT DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632010, AND NON-EXCLUSIVE EASEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY AS DESCRIBED, DEFINED AND CREATED BY THE EASEMENT AGREEMENT DATED MAY 9, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616745017; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717322066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF SP2-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717322066.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS,

USI

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EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0717322065

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

Permanent Index Number: 17-10-318-058-1167 and 17-10-318-058-1443
Address(es) of Real Estate: 340 East Randolph Street, Unit #2706, Chicago, IL 60601

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.


Ann M. Saunders, as Trustee of the Ann M. Saunders Trust dated September 2, 2005

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ann M. Saunders, as Trustee of the Ann M. Saunders Trust dated September 2, 2005 and known as Trust Number 1 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 she signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of Oct., 2021.




NOTARY PUBLIC

Commission expires 3/1/2024

This instrument was prepared by: Donald R. Crowe, PC, 77 West Washington Street, Suite 1515, Chicago, IL 60602

MAIL TO:

*Joe H. Haffner
Two Prudential Plaza
180 N. State #3500
Chicago, IL 60601*

SEND SUBSEQUENT TAX BILLS TO:

*Meg D. Cider
340 East Randolph St. #2706
Chicago, IL 60601*

| REAL ESTATE TRANSFER TAX | | 01-Nov-2021 |
|--------------------------|--|-------------|
| CHICAGO: | | 13,125.00 |
| CTA: | | 5,250.00 |
| TOTAL: | | 18,375.00 |

17-10-318-058-1167 | 20211001617114 | 2-106-045-584

* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 01-Nov-2021 |
|--------------------------|--|-------------|
| COUNTY: | | 875.00 |
| ILLINOIS: | | 1,750.00 |
| TOTAL: | | 2,625.00 |

17-10-318-058-1167 | 20211001617114 | 0-042-758-312