

UNOFFICIAL COPY



21336190190

Doc# 2133619019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/02/2021 11:50 AM PG: 1 OF 4


Property of Cook County Clerk's Office

Trustee's Deed

ORNTIC File Number: 21144276 ½
Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453
312-641-7799

4

UNOFFICIAL COPY



REAL ESTATE TRANSFER TAX		02-Dec-2021
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *
14-29-100-040-1030 20211101654552 0-067-199-632		
* Total does not include any applicable penalty or interest due.		

TRUSTEE'S DEED

Mail to:
Santiago Trevino Villasenor
3151 N. Lincoln Ave., Unit 309
Chicago, IL 60657

valerie Trabaris
Trabaris Law LLC
403 N Wabash Ave #8C
Chicago, IL 60611

Name and Address of Taxpayers:
Santiago Trevino Villasenor
3151 N. Lincoln Ave., Unit 309
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		02-Dec-2021
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00
14-29-100-040-1030 20211101654552 1-061-839-504		

This instrument made this 24 day of November, 2021 between Evan Gangl and Jessica Ellington, as Co-Trustees of The Evan Gangl and Jessica Ellington Living Trust, U/A dated September 2, 2016, The Grantor, and Santiago Trevino Villasenor, a single man, The Grantee, of the City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, the Grantor hereby conveys and grants to the Grantee the following described real estate situated and existing in Cook County, State of Illinois, to wit:

PARCEL 1:

UNIT 309 IN LINCOLN LOFTS CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 3 THROUGH 13, INCLUSIVE, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 3, 1996 AS DOCUMENT 96672710, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF PARKING SPACE 47, LIMITED COMMON ELEMENT AS SET FORTH IN DECLARATION OF CONDOMINIUM AFORESAID.

STREET ADDRESS: 3151 N. Lincoln Ave., Unit 309, Chicago, IL 60657

PERMANENT TAX INDEX NUMBER: 14-29-100-040-1030

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser *ST*

UNOFFICIAL COPY

anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

Together with all tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said Grantee forever.

This Deed is executed pursuant to and in the exercise of the powers and authority granted to and vested in said trustee by the terms of said deed into trust delivered to said Trustee in pursuance of the Trust agreement above mentioned.

In witness whereof, Grantor has executed this document this 20 day of November, 2021.

Evan Gangl and Jessica Ellington, as Co-Trustees of The Evan Gangl and Jessica Ellington Living Trust, U/A dated September 2, 2016

By: Evan Gangl
Evan Gangl, Co-Trustee of aforesaid

By: Jessica Ellington
Jessica Ellington, Co-Trustee of aforesaid

Property of County Clerk's Office

