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Prepared by:
Schoenberg Finkel Beederman Bell
Glazer LLC
300 S. Wacker Dr.
Suite 1500
Chicago, Illinois 60606
Attention: Joan T. Berg

Send subsequent tax bills to:
Pyone T. David and ~~Benoit~~ Cardinal-David
David **Benoit**
125 S. Jefferson Street
Unit 3104
Chicago, IL 60661

Commonly known as:
125 S. Jefferson Street
Units 3104 & P94
Chicago, IL 60661

PINs: 17-16-107-037-1247;
17-16-107-037-1357

Return To:
Bob Floss
1200 Shermer Rd.
Suite 206
Northbrook, IL 60062



22074450110

Doc# 2207445011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2022 10:29 AM PG: 1 OF 4


IL 2201092 x8v 1082 TRUSTEES DEED



THIS INDENTURE, made this 8th day of March, 2022, between Herbert B. Rosenberg, trustee of the Herbert B. Rosenberg Declaration of Trust dated December 30, 2022, as amended, whose address is 300 S. Wacker Drive, Suite 1500, Chicago, Illinois 60606 **GRANTOR**, and Pyone T. David and ~~Benoit~~ Cardinal-David, whose address is 808 Huber Lane, Glenview, Illinois 60025, **GRANTEES**. **Benoit**

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said trustee and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and WARRANT unto the Grantees, as Husband and Wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Attached Legal Description

Subject To: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes not yet due and payable.

REAL ESTATE TRANSFER TAX	03-MAR-2022
 CHICAGO:	3,067.50
CTA:	1,227.00
TOTAL:	4,294.50 *

REAL ESTATE TRANSFER TAX	10-Mar-2022
 COUNTY:	204.50
 ILLINOIS:	409.00
TOTAL:	613.50

17-16-107-037-1247 | 20220201636902 | 0-940-119-440

17-16-107-037-1247 | 20220201636902 | 0-252-614-032

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

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IN WITNESS WHEREOF, said Grantor, as trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

Herbert B. Rosenberg Declaration of Trust
dated December 30, 2019, as amended

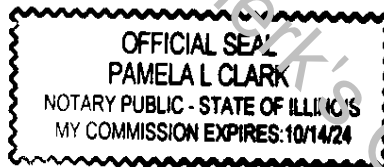
By *Herbert B. Rosenberg* (SEAL)
Herbert B. Rosenberg, trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
) Lake

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Herbert B. Rosenberg, trustee of the Herbert B. Rosenberg Declaration of Trust dated December 30, 2019, as amended, 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 he signed and delivered the said instrument, as his free and voluntary act, as said trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of March, 2022.

Pamela L. Clark
Notary Public



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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3104 AND PARKING SPACE P-94 TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 18 IN PARK ALEXANDRIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (A) ALL OF LOTS 1, 2 AND 3 EXCEPT THE SOUTH 8 FEET OF SAID LOT 3, IN W.B. EGAN'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

(B) ALL OF LOTS 8, 9 AND 10 IN WARD'S SUBDIVISION OF LOT 1 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

(C) ALL THOSE PARTS OF LOT 7 IN SAID WARD'S SUBDIVISION OF LOT 1 IN BLOCK 47, AND OF LOT 2 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, AND OF LOT 1 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, ALL LYING SOUTH OF A LINE 124.86 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST MONROE STREET, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

(D) THAT PART OF LOT 9 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 AND 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO, LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 8 FEET OF LOT 3 IN W.B. EGAN'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALL THE ABOVE TAKEN AS A TRACT EXCEPTING THEREFROM THAT PART:

LYING ABOVE A HORIZONTAL PLANE AT THE VERTICAL ELEVATION (CHICAGO CITY DATUM) OF 14.00 FEET AND BELOW THE HORIZONTAL PLANE AND WITHIN THE PERIMETER FORMED BY CONNECTING THE VERTICES FORMED BY CONNECTING THE VERTICAL ELEVATION POINTS ATTACHED TO THE FOLLOWING CALLS OF THE PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°26,50" EAST ALONG THE WEST LINE OF SAID TRACT, 59.84 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF AN INTERIOR WALL, HAVING A VERTICAL ELEVATION OF 33.03 FEET (THE FOLLOWING EIGHTEEN (18) CALLS BEING ALONG THE CENTERLINE OF SAID INTERIOR WALLS); THENCE SOUTH 89°43'42" EAST, 8.99 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 0.55 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 10.96 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 0.22 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 10.96 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 12.74 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 0.46 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 11.61 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 13.38 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 29.34 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 17.96 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 19.97 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 3.68 FEET TO A POINT HAVING A VERTICAL

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ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 6.92 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 3.68 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 4.79 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 9.30 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 89°43'42" WEST, 0.54 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°16'18" EAST, 55.92 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID TRACT, 105.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 6086.150 MORE OR LESS SQUARE FEET.

AND EXCEPTING THAT PART:

LYING ABOVE A HORIZONTAL PLANE AT THE VERTICAL ELEVATION (CHICAGO CITY DATUM) OF 14.00 FEET AND BELOW THE HORIZONTAL PLANE AND WITHIN THE PERIMETER FORMED BY CONNECTING THE VERTICES FORMED BY CONNECTING THE VERTICAL ELEVATION POINTS ATTACHED TO THE FOLLOWING CALLS OF THE PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00°26'50" EAST ALONG THE WEST LINE OF SAID TRACT, 83.67 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF AN INTERIOR WALL, BEING THE POINT OF BEGINNING AND HAVING A VERTICAL ELEVATION OF 33.03 FEET; THE FOLLOWING SEVEN (7) CALLS BEING ALONG THE CENTERLINE OF SAID INTERIOR WALLS); THENCE SOUTH 89°43'42" EAST, 32.64 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 29°50'45" EAST, 15.45 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 89°43'42" EAST, 11.85 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 5.83 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 89°43'42" WEST, 5.39 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE SOUTH 00°16'18" WEST, 7.24 FEET TO A POINT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 89°43'42" WEST, 46.52 FEET TO A POINT ON THE WEST LINE OF SAID TRACT HAVING A VERTICAL ELEVATION OF 33.03 FEET; THENCE NORTH 00°26'50" WEST ALONG THE WEST LINE OF SAID TRACT, 26.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 1127.382 MORE OR LESS SQUARE FEET.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2003 AS DOCUMENT NUMBER 0326832189; AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES AS CONTAINED IN THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS FOR THE CONDOMINIUM PARCEL RECORDED SEPTEMBER 25, 2003 AS DOCUMENT NUMBER 0326832188.