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Doc#: 2208028402 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2022 03:30 PM Pg: 1 of 3

Dec ID 20220301645720
ST/CO Stamp 1-266-486-672 ST Tax \$323.50 CO Tax \$161.75
City Stamp 0-106-040-720 City Tax: \$3,396.75

TRUSTEE'S DEED ILLINOIS STATUTORY

00220002994
FIDELITY NATIONAL TITLE
11

THE GRANTOR, Aaron Kerman, as Successor Trustee of the Loretta A. Kerman Trust dated November 22, 2013 as amended and restated in Total on June 16, 2014, and amendments or restatements thereto, of 1541 N Bosworth Ave, Unit 1, the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to Jdb Properties, LLC, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.


SUBJECT TO: 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; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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: 17-05-101-090-1001



Address of Real Estate: 1541 N Bosworth Ave, Unit 1, Chicago, IL 60642

Dated this 2 day of March 2022

REAL ESTATE TRANSFER TAX		16-Mar-2022
	CHICAGO:	2,426.25
	CTA:	970.50
	TOTAL:	3,396.75 *

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

REAL ESTATE TRANSFER TAX		16-Mar-2022
	COUNTY:	161.75
	ILLINOIS:	323.50
	TOTAL:	485.25

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Aaron Kerman, as Successor Trustee of the
Loretta A. Kerman Trust dated November
22, 2013 as amended and restated in Total
On June 16, 2014 and amendments or
restatements thereto

Michigan Kalamazoo ALK
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Aaron Kerman, 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 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 2 day of March 2022.



(Notary Public)

MARY EARLY
NOTARY PUBLIC, STATE OF MI
COUNTY OF ALLEGAN
MY COMMISSION EXPIRES Oct 2, 2022
ACTING IN COUNTY OF Kalamazoo

Prepared By: Thomas J. Scannell
9901 S. Western Avenue, Suite 100
Chicago, Illinois 60643

Mail To:
Donna Duffy
The Prospect Law Group, LLC
41 S Prospect Ave Suite 201
Park Ridge, IL 60068

Name & Address of Taxpayer: GRANTEES ADDRESS
JDB Properties, LLC
1541 N Bosworth Ave, Unit 1,
Chicago, IL 60642

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EXHIBIT A

PARCEL 1:

UNIT 1 IN THE 1541 NORTH BOSWORTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ~~Line~~ LOT 14 IN STARR'S SUBDIVISION OF THE NORTHEAST 1/4 OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2009 AS DOCUMENT NUMBER 0912434026 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0912434026.

Property of Cook County Clerk's Office