

UNOFFICIAL COPY

File 22-0201 113
TRUSTEE'S DEED
Joint Tenants
Statutory (Illinois)
(Individual to Individual)

Doc#: 2208818209 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2022 09:21 AM Pg: 1 of 3

Dec ID 20220301650580
ST/CO Stamp 1-484-184-976 ST Tax \$495.50 CO Tax \$247.75
City Stamp 2-099-043-728 City Tax: \$5,202.75

Above Space for Recorder's Use Only

This Indenture, made this 10th day of March, 2022, between VINOD K. GAMBHIR AND UMA GAMBHIR, as Trustees under the VINOD K. GAMBHIR LIVING TRUST DATED JUNE 9, 1999 AND ANY AMENDMENTS THERETO, GRANTOR, and MEGAN CASTELLON, AN UNMARRIED WOMAN, of 3546 North Ravenswood Avenue, #702, Chicago, Illinois 60613, and ALAN MITCHELL, a married man, of 23 Oak Ridge Drive, Birchwood, Minnesota 55110, GRANTEE,

WITNESSETH, that said Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, 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 grant sell and convey unto the Grantee, as JOINT TENANTS with rights of survivorship, and not as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 17-09-127-045-1118



c/k/a: 653 North Kingsbury Street, Unit 2407, Chicago, Illinois 60654


together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD SAID PREMISES, not as Tenants in Common but as JOINT TENANTS forever.

subject only 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; and general real estate taxes not due and payable at the time of Closing.

- SIGNATURE PAGE FOLLOWS -

REAL ESTATE TRANSFER TAX		28-Mar-2022	
	COUNTY:		247.75
	ILLINOIS:		495.50
	TOTAL:		743.25
17-09-127-045-1118 20220301650580 1-484-184-976			

REAL ESTATE TRANSFER TAX		28-Mar-2022	
	CHICAGO:		3,716.25
	CTA:		1,486.50
	TOTAL:		5,202.75 *
17-09-127-045-1118 20220301650580 2-099-043-728			
* Total does not include any applicable penalty or interest due.			

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

Dated this 10 day of March, 2022

Vinod K. Gambhir (SEAL)
VINOD K. GAMBHIR
as Trustee as aforesaid

Uma Gambhir (SEAL)
UMA GAMBHIR
as Trustee as aforesaid

State of Illinois }

ss

County of Cook }

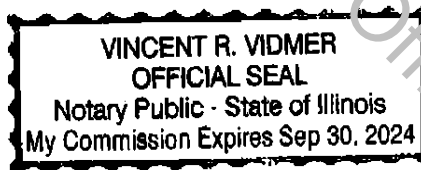
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VINOD K. GAMBHIR and UMA GAMBHIR, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of March, 2022

Vincent R. Vidmer
NOTARY PUBLIC

My Commission Expires: September 30, 2024

This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640



MAIL TO:

Megan Castellon and Alan Mitchell
653 N. Kingsbury St. Unit 2407
Chicago IL 60654

SEND SUBSEQUENT TAX BILLS TO:

Megan Castellon and Alan Mitchell
653 N. Kingsbury St. Unit 2407
Chicago IL 60654

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LEGAL DESCRIPTION

UNIT 2407 AND PARKING SPACE 44, A LIMITED COMMON ELEMENT, IN THE KINGSBURY ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL THE PART OF LOTS 4 AND 5 IN THE NORTH 1/2 BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0318227049, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-09-127-045-1118

c/k/a: 653 North Kingsbury Street, Unit 2407 & P44, Chicago, Illinois 60654

Office of Cook County Clerk's Office