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Doc# 2211547170 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2022 04:01 PM Pg: 1 of 3

After Recording Return to:

Namit Bammi
203 N. LaSalle Street
Suite 2100
Chicago, Illinois 60601

Dec ID 20220401672121
ST/CO Stamp 0-617-187-216 ST Tax \$1,190.00 CO Tax \$595.00
City Stamp 0-825-706-384 City Tax: \$12,495.00

TRUSTEE'S DEED
(Trust to Individual)

(Space Above This Line for Recording Data)

THIS AGREEMENT, made this 12th day of April, 2022 between Kitzia Goodman, as Trustee of the Zoe Rosenbaum Residential Trust, of 222 N. LaSalle Street, Suite 2000, Chicago, Illinois 60601, and Luis Blanco, of Chicago, IL, Grantee.

WITNESSETH, that the Grantor, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, does hereby convey and warrant unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached to and made a part of this Trustee's Deed.

Permanent Real Estate Index No.: 17-10-202-083-1130

Address of Property: 680 N. Lake Shore Drive, Unit 2800,
Chicago, Illinois 60610

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Instrument Prepared by:
K. O. Meehan
Gould & Ratner LLP
222 North LaSalle Street, Suite 300
Chicago, Illinois 60601

Send Subsequent Tax Bills to:
Luis Blanco
680 N. Lake Shore Drive
Unit 2800
Chicago, Illinois 60611

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RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING ALSO COMPRISED OF LOTS 9 AND 23, AND THOSE PORTIONS OF LOT 7 IN PAUL'S SUBDIVISION AFOREMENTIONED, BEING THE PROPERTY AND SPACE AT THE 6TH AND 7TH FLOOR LEVELS OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 86.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID 6TH FLOOR OF SAID BUILDING) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 110.53 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE 8TH FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 7 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER OF SAID LOT 7 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS OF A FOOT) EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED AND RUNNING THENCE ALONG PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT, AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES:

WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING SAID RANGE LINE HEREIN MENTIONED BEING A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF EAST ERIE STREET AND WHICH INTERSECTS SAID NORTH LINE AT A POINT 83.95 FEET EAST FROM THE NORTHEAST CORNER OF EAST ERIE STREET AND NORTH MCCLURG COURT, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26912811 AND AS AMENDED BY DOCUMENT NUMBER 89520936; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 26320245, AS AMENDED, IN COOK COUNTY, ILLINOIS.

Address of Property: 680 N. Lake Shore Drive, Unit 2800, Chicago, Illinois 60611

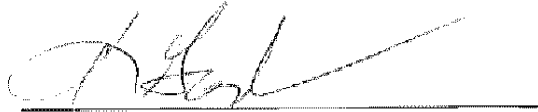
Permanent Index Number: 17-10-202-083-1130

4819-8413-7194, v. 2

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This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said trust agreement above mentioned. This deed is made SUBJECT to: covenants, conditions, and restrictions of record, 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.

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



Kitzia Goodman, as Trustee
of the Zoe Rosenbaum Trust

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, KAREN OSIECKI MEEHAN a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kitzia Goodman, as Trustee of the Zoe Rosenbaum Trust, 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 and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of April, 2022.


Notary Public