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Doc#: 2211847061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2022 03:56 PM Pg: 1 of 4

TRUSTEE'S DEED

Dec ID 20220301656074
ST/CO Stamp 0-181-121-936
City Stamp 0-823-505-808

THIS INDENTURE,
made this 9th day
of March, 2022
between **Karen E. Hudalla**
as Trustee of the **Karen E.
Hudalla 2007 Living
Trust, dated September
18, 2007**, of the City of
Chicago, State of Illinois, in
consideration of the sum of
Ten and No/100ths Dollars
(\$10.00), and other good
and valuable considerations

in hand paid, does hereby CONVEY and QUIT CLAIM unto **Nicholas Hudalla, a single individual**, presently residing at 1859 N. Narragansett Ave., Chicago, Illinois 60639, the following described real estate, situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2021 and subsequent years.

PIN: 17-32-402-026-1055 and 17-32-402-026-1108

Address of Real Estate: 974 W. 35th Place, Unit 611, Chicago, Illinois 60609

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustees by the terms of said deed or deeds in trust delivered to said Trustees in pursuance of the trust agreements above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER TAX 13-Apr-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-32-402-026-1055 | 20220301656074 | 0-823-505-808

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

REAL ESTATE TRANSFER TAX 13-Apr-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-32-402-026-1055 | 20220301656074 | 0-181-121-936

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IN WITNESS WHEREOF, said parties have caused its name to be signed to these present by its Trustees, the day and year first written above.

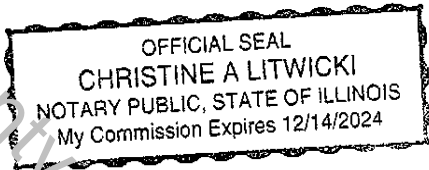
By: *Karen E. Hudalla*
**Karen E. Hudalla as Trustee of the
Karen E. Hudalla 2007 Living Trust,
dated September 18, 2007**

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Karen E. Hudalla as Trustee of the Karen E. Hudalla 2007 Living Trust, dated September 18, 2007**, 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 the said instrument as her free and voluntary act, and as the free and voluntary act of said Trust, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of March, 2022.

Christine A. Litwicki
Notary Public



**Exempt under 35 ILCS 200/31-45,
Paragraph (e) of the Real Estate
Transfer Act.**

[Signature]
John Foley

Dated: *March 9th*, 2022

This instrument was prepared by:

John Foley, Esq.
Foley Law & Tax Group, LLC
549 S. Washington Street
Naperville, IL 60540

Record and Mail to:
Foley Law & Tax Group, LLC
549 S. Washington Street
Naperville, IL 60564

Send Subsequent Tax Bills to:
Nicholas Hudalla
974 W. 35th Place, Unit 611
Chicago, IL 60609

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1: Unit Nos. 611 and P-48 in the Morgan Lofts Condominium, As delineated on a survey of the following described tract of land: Lots 17, 18, 19 and 20 (except that part of Lot 17 in Block 3 in Gage Lemoyne Hubbard and others Subdivision described as follows: Starting at the Southeast corner of Lot 17 thence North 90 Degrees 00 Minutes 00 Seconds, a distance of 1.07 ft; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 1.00 feet to a point of beginning, thence North 90 Degrees 00 Minutes 00 Seconds West, a distance of 20.08 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 51.21 feet; thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 20.68 feet; thence East 90 Degrees 00 Minutes 00 Seconds 2.66 feet, thence North 90 Degrees 00 Minutes 00 Seconds 5.00 feet, thence East 90 Degree 00 Minutes 00 Seconds, a distance of 9.39 feet; thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 3.00 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 26.61 feet; thence North 90 Degrees 00 Minutes 00 Seconds, a distance of 0.30 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 12.47 feet to the point of beginning. Lying above Elevation 12.52 feet and below Elevation 29.25 feet. also excepting that part of Lot 17 in Block 3 in Gage Lemoyne Hubbard and others Subdivision described as follows: Starting at the Southwest corner of Lot 17 thence North 90 Degrees 00 Minutes 00 Seconds, a distance of 0.97 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 1.00 feet to a point of beginning thence North 90 Degrees 00 Minutes 00 Seconds a distance of 14.88 feet; thence East 90 Degrees 00 Minutes 00 Seconds a distance of 26.00 feet; thence South 90 Degrees 00 Minutes 00 Seconds: a distance of 2.75 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 8.50 feet; thence North 90 Degrees 00 Minutes 00 Seconds, a distance of 8.25 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 34.33 feet; thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 8.33 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 0.50 feet; thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 12.35 feet thence West 90 Degrees 00 Minutes 00 Seconds a distance of 22.30 feet- thence North 90 Degrees 00 Minutes 00 Seconds a distance of 3.10 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 9.34 feet thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 3.10 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 26.61 feet; thence North 90 Degrees 00 minutes 00 Seconds, a distance of 0.30 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 12.42 feet to the point of beginning lying above elevation 12.52 feet and lying below elevation 29.25 feet, all in the East 1/2 of the Southeast 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal meridian in Cook County Illinois. which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 0701015044; together with it subdivided percentage interest in the common elements in Cook County, Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: MAR 9, 2022

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 9th day of MARCH, 2022.

Notary Public [Signature]



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: MAR 9, 2022

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 9th day of MARCH, 2022.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.