UNOFFICIAL COPY

Doc#. 2212239241 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/02/2022 01:15 PM Pg: 1 of 3

Dec ID 20220401699755

ST/CO Stamp 2-037-471-120 ST Tax \$230.00 CO Tax \$115.00

City Stamp 1-271-486-352 City Tax: \$2,415.00

TRUSTEE DEED

Denise Leduc-Freenming, not personally but as Trustee of the Denise Leduc-Froemming Trust under trust agreement dated the 24th day of November, 2020, 1445 N. State Pkwy., Unit 1203, Chicago, IL 60610 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration. CONVEY(S) and WARRANT(S) to Arman Moseni and Aryamehr Moseni, hasband and wife. 1445 N. State Pkwy., Unit 1203, Chicago, IL 60610 ("Grantee"), as tenants by the critically, the following described real estate situated in the County of Cook in the State of Warriors, to wit:

* MARRIED TO SHARON MONISENITHOT HOMESTEAD PROPERTY

See attached legal description

** SINULL

Permanent Real Estate Index Number: 17-03-102-042-1075, 17-03-102-042-1204

Address of Real Estate: 1445 N. State Pkwy., Unit 1203 & P23, Chicago, IL 60600

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; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		02-May-2022
# 2	CHICAGO:	1,725.00
	CTA:	690.00
·	TOTAL:	2,415.00 *
17-03-102-042-107	5 1 20220404600755	T 4 07 4 40 4

* Total de constitution	20220401699755	1-271-486-35	<u>-</u>
* Total does not include	any applicable pena	IV or interest due	_

REAL ESTATE	TRANSFER	TAX	02-May-2022
	1120	COUNTY:	115.00
15.75	3.5	illinois:	230.00
	*****	TOTAL:	345.00
17-03-102-	042-1075	20220401699755 2-	037-471-120

UNOFFICIAL COPY

Dated: 4/8, 2022

Denise Leduc-Froemming, not personally but as Trustee of the Denise Leduc-Froemming Trust under trust agreement dated the 24th day of November, 2020

STATE OF \overline{L})
COUNTY OF \overline{L} \overline{R} \overline{R} \overline{R}

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Denise Leduc-Froen ming, not personally but as Trustee of the Denise Leduc-Froemming Trust under trust agreement dated the 24th day of November, 2020 is 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 acknowie led that she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this

, 2022

Official Seal
Teresa Lynn West
Notary Public State of Illinois
Commission explossion Explose 09/18/2024

Motary Public

Prepared By:

Matthew Rich, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and MAJL TO Name and Address of Taxpayer: Arman Moseni 1445 N. State Pkwy. Unit 1203 & P23 Chicago, IL 60610

IOFFICIA



ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Exhibit A

EXHIBIT A

The Land is described as follows

UNIT NUMBER 1203 AND P2-3 IN THE STATE PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 5 FEET OF LOT 39 AND ALL OF LOTS 40 TO 44 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, PANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92824241, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. 42-12
COOK COUNTY CROPK'S OFFICE

Tax ID # 17-03-102-042-1075, and, 17-05-102-042-1204

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Illinois - Exhibit A

ALTA Commitment for Title Insurance (6-1-16)