

8

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Doc# 2214655005 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2022 09:48 AM PG: 1 OF 3

**TRUSTEE DEED
ILLINOIS STATUTORY**

(Trust to Individual)

THE GRANTOR(S),
Lawrence F. Kruth and Linda K. Kruth, trustees of the Lawrence F. and Linda K. Kruth Trust dated February 24, 2011

for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

Behzad Ebrahimi and Farzad Ebrahimi, married as joint tenants

all interest in 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; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2021 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: **17-10-400-031-1018 (Unit) 17-10-400-031-1279 (P-077)**

Property Address: **201 North Westshore Drive, Unit 507, Chicago, IL 60601**

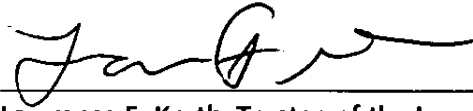
SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

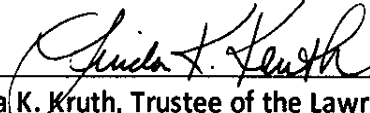
226CO 023159 SK Dau R

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Dated this 17 day of May, 2022.



Lawrence F. Kruth, Trustee of the Lawrence F. and Linda K. Kruth Trust dated February 24, 2011



Linda K. Kruth, Trustee of the Lawrence F. and Linda K. Kruth Trust dated February 24, 2011

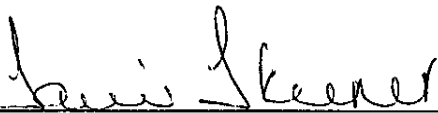
STATE OF Michigan)
) SS
COUNTY OF Ingham)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Lawrence F. Kruth and Linda K. Kruth, trustees of the Lawrence F. and Linda K. Kruth Trust dated February 24, 2011

is/are personally known to me to be the same person(s) whose name(s) are 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.

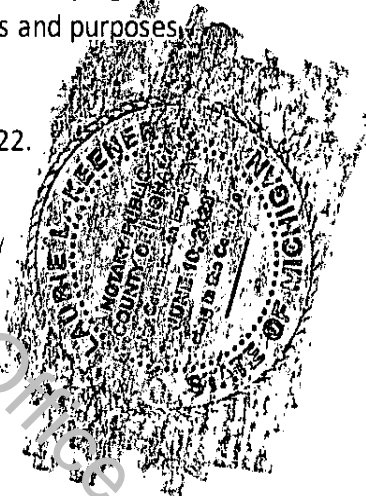
Subscribed and sworn to before me this 17 day of May, 2022.



Notary Public

My Commission Expires: 6-10-2023

Laurie L. Keener
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires June 10, 2023
Acting in the County of Eaton



This instrument was prepared by:



Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091


MAIL TO:

Behzad Ebrahimi and Farzad Ebrahimi
201 North Westshore Drive, Unit 507
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Behzad Ebrahimi and Farzad Ebrahimi
201 North Westshore Drive, Unit 507
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		24-May-2022
	COUNTY:	233.75
	ILLINOIS:	467.50
	TOTAL:	701.25
17-10-400-031-1018 20220501618580 0-116-555-664		

REAL ESTATE TRANSFER TAX		24-May-2022
	CHICAGO:	3,506.25
	CTA:	1,402.50
	TOTAL:	4,908.75 *
17-10-400-031-1018 20220501618580 0-281-984-912		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT 'A'

Order No.: 22GCO023159SK

For APN/Parcel ID(s): 17-10-400-031-1018 and 17-10-400-031-1279

UNIT NUMBER 507 AND P-77 IN THE LANCASTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0432427093; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

COOK COUNTY CLERK'S OFFICE