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Doc# 2215312370 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2022 12:34 PM Pg: 1 of 3

TRUSTEE'S DEED

Statutory (Illinois)
(Individual to Individual)

Dec ID 20220501618904
ST/CO Stamp 0-577-470-352 ST Tax \$260.00 CO Tax \$130.00
City Stamp 0-040-599-440 City Tax: \$2,730.00

This Agreement made this 12th day of May 2022 between Carmella R. Comforte, as trustee of the Carmella R. Comforte Trust, dated October 1, 2009, of 1000 Hickory Tr., Downers Grove, IL 60515, Grantor, and Hitomi Niki and Masara Niki, husband and wife, as tenants by the entirety, of 1000 North Lake Shore Drive Chicago, Illinois 60611.
Grantee(s).

WITNESS: The Grantor in consideration of the sum of Ten and No/100 (\$10.00) Dollars, 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 convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Subject To: General real estate taxes for 2021 and subsequent years; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Property Address: 1000 North Lake Shore Drive, Unit 1001, Chicago, IL 60611

Permanent Index Number: 17-03-204-063-1066

Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the Grantor, Carmella R. Comforte, as trustee of the Carmella R. Comforte Trust, dated October 1, 2009 as aforesaid, has hereunto set his/her hand and seal the day and year first above written.

Carmella R. Comforte, Trustee
Carmella R. Comforte Trust, w/t/d October 1, 2009

Jameson Title Services LLC
120 S. LaSalle Street, Suite 1705A
Chicago, IL 60603

REAL ESTATE TRANSFER TAX 25-May-2022



COUNTY: 130.00
ILLINOIS: 260.00
TOTAL: 390.00

17-03-204-063-1066 | 20220501618904 | 0-577-470-352

REAL ESTATE TRANSFER TAX 25-May-2022



CHICAGO: 1,950.00
CTA: 780.00
TOTAL: 2,730.00

17-03-204-063-1066 | 20220501618904 | 0-040-599-440

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

ST 22020074

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STATE OF ILLINOIS)
) SS.
COUNTY OF DePue)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carmella R. Comfort, as Trustee, of the Carmella R. Comforte Trust, dated October 1, 2009, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

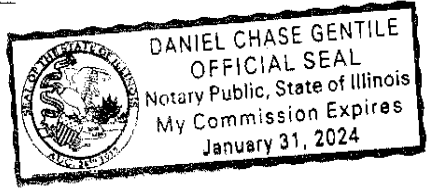
Given under my hand and official seal, this 12th day of May 2022.

[Signature]

Notary Public

Commission expires: 31, 2024

This instrument was prepared by:
Daniel Chase Gentile
1400 East Touhy Avenue, Suite 409
Des Plaines, IL 60018



Mail To:
~~Beata Valente~~
~~Law Offices of Beata Valente, LLC~~
~~5911 W Higgins Ave.~~
~~Chicago, IL 60630~~

Send Subsequent Tax Bills To:
Hitomi Niki and Masuaru Niki
1000 N. Lake Shore Dr., Unit 1001
Chicago, IL 60611

Hitomi Niki and Masuaru Niki
1000 N. Lake Shore Dr.
Unit 1001
Chicago, IL 60611

Property of Cook County Clerk's Office

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Exhibit A – Legal Description

UNIT NO. 1001 IN THE 1010 LAKESHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 90.60 FEET NORTH OF THE SOUTH EAST CORNER THEREOF; THENCE WEST PERPENDICULAR TO SAID EAST LINE, 114.58 FEET, TO THE POINT OF INTERSECTION WITH A LINE WHICH IS 22.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH PORTION OF SAID LOT "A"; THENCE NORTH ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED 24.605 FEET; THENCE WEST ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID LOT, 55.52 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTH PORTION OF SAID LOT; THENCE NORTH ALONG SAID WEST LINE OF THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTH EAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING; SAID LOT "A" BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 2 IN POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, IN THE NORTH 1/2 OF BLOCK 7 AND OF PART OF LOT 21 IN COLLINS' SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, 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 23675016 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s):

17-03-204-063-1066

Note for Informational Purposes Only, Commonly known as:

1000 North Lake Shore Drive, Unit 1001, Chicago, IL 60611