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2216546026D

Doc# 2216546026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2022 10:54 AM PG: 1 OF 10

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

Cook County Clerk

118 N. Clark St.
Rm 120
Chicago IL 60602

765589 1/1

DEED IN TRUST

The **GRANTOR**, Orathai Rotphongkasem, and her spouse, Ze Dong, solely for the release of his homestead rights, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to **GRANTEE**, Chicago Title Land Trust Company, a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago IL 60603, as Trustee under the provisions of certain Trust Agreement dated April 21st, 2022 and known as Trust Number 8002388788 the following described real estate, situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit A

Subject to 2021 year real estate taxes, covenants, conditions, easements and restrictions of public record with a release and waiver of all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Commonly known as: 2550 North Lakeview Avenue, Unit N4/01 and ~~Building 124~~, Chicago Illinois 60614

PIN: 14-28-319-112-1185 & 14-28-319-115-1025

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any party thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to

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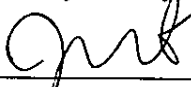
grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

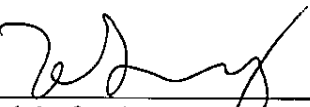
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waives and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

Dated this 6th day of May, 2022


* _____
Orathai Rotphongkasem


* _____
Ze Dong (solely for the release of his homestead interest)

State of IL)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Orathai Rotphongkasem and Ze Dong, personally known to me to be the same

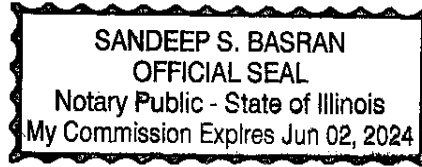
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persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and/or virtually and acknowledged that each signed, sealed and delivered the said instrument as his/her free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 6th day of May, 2022

Sandeep S. Basran
Notary Public

Seal:



This instrument prepared by:
Attorney Sandeep Basran
Basran Law Office
2543 N. Milwaukee Ave., 2nd Fl.
Chicago IL 60647

Send Subsequent Tax Bill To and Recorded Deed To:

CTLTC 8002388788
2550 N. Lakeview Ave.
Unit N401
Chicago IL 60614

EXHIBIT "A"

PARCEL 1A:

UNIT N4-01, IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RERECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 1B: RESIDENTIAL PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF i) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS

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AND FLOORS, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN. ii) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF ONE BALCONY FOR THE BENEFIT OF SAID UNIT N4-01, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

PARCEL 2A: UNIT 124, IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2B: GARAGE PARCEL EASEMENTS

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PARCEL 2C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S124, FOR THE BENEFIT OF SAID UNIT 124, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A PARKING CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318008, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222015 AND AS AMENDED FROM TIME TO TIME.

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BILL OF SALE

Seller, Orathai Rotphongkasem, of the City of Chicago, County of Cook, in consideration of and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer, Josh Wolken and Stephanie Wolken, of _____, _____ County, the following described personal property located on the premises commonly known as 2550 N Lakeview Ave. Unit N401, Chicago, IL 60614, to-wit:

see purchase contract executed by the parties

All heating, electrical and plumbing systems, together with the following items of personal property:

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale, this

6 day of May, 2022
x _____
Orathai Rotphongkasem

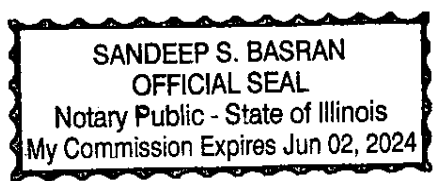
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Orathai Rotphongkasem

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared

Given under my hand and official seal, this 6 day of May, 2022

Sandeep S. Basran (Notary Public)



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AFFIDAVIT OF TITLE COVENANT AND WARRANTY

STATE OF IL)
) SS
COUNTY OF COOK)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee(s) hereinafter named:

Josh Wolken and Stephanie Wolken

That affiant has interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated the 6 day of May, 2022 to grantee(s), conveying the following described premises:

See Exhibit "A" attached hereto and made a part hereof

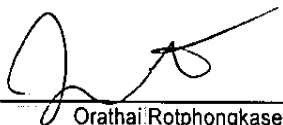
That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of 4.13.22 in the report issued by Basran Law Office, LLC, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from _____ to _____, and not for any longer term, and have no further interest whatsoever in premises. Bona Fide Tenants are buyers in this case which shall terminate the lease between the tenants/buyers and seller at the time of Closing.

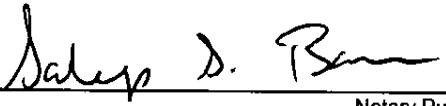
That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of the premises.

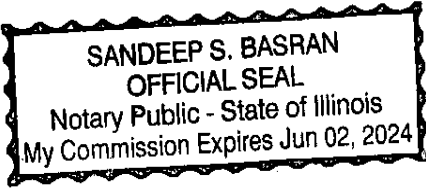
x 

Orathai Rotphongkasem

Subscribed and sworn before me this 6 day of May, 2022.



Notary Public



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File No: 765589

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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File No: 765589

RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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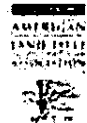
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14-28-319-112-1185
14-28-319-115-1025

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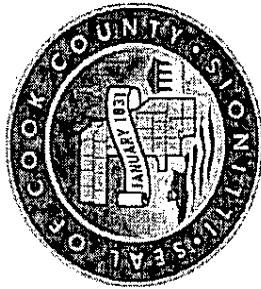
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REAL ESTATE TRANSFER TAX

11-May-2022



COUNTY:
ILLINOIS:
TOTAL:

395.00
790.00
1,185.00

14-28-319-112-1185

20220501606762

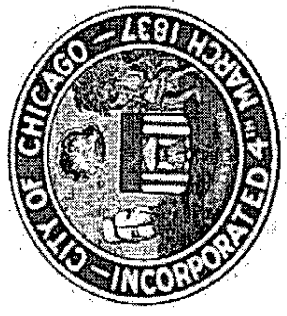
0-642-862-992

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

11-May-2022



CHICAGO:

5,925.00

CTA:

2,370.00

TOTAL:

8,295.00

14-28-319-112-1185 | 20220501606762 | 0-985-747-344

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office