

ATC-423016

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Doc#: 2216804026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2022 06:37 AM Pg: 1 of 6

Dec ID 20220601641156
ST/CO Stamp 2-100-867-152 ST Tax \$690.00 CO Tax \$345.00
City Stamp 1-515-728-976 City Tax: \$7,245.00

**TRUSTEE'S DEED
THIS INDENTURE,**
Made this 2nd day of
June, 2022, between
GLORIA YU-LIN AI,
as Trustee of The
Gloria Yu-Lin Ai
Declaration of Trust,
dated November 6, 2003
party of the first part, and
STEVEN BOU AND YI-LU KUO,
1616 E. 56th Street, Unit 1001, Chicago, Illinois 60637
party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION: See attached

**STREET ADDRESS: 1435 South Prairie, Unit F, Chicago, Illinois 60605
PIN: 17-22-110-035-1039**

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

TO HAVE AND TO HOLD said premises, not as tenants in common, not as tenants by the entirety, but as **JOINT TENANTS**, forever.

This Deed is executed by the party of the first part, as Trustee aforesaid, pursuant to and in the exercise of the power and authorities granted to said Trustee and vested in said Trustee by the terms of said Deed in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part has executed this Deed the day and year first above written.

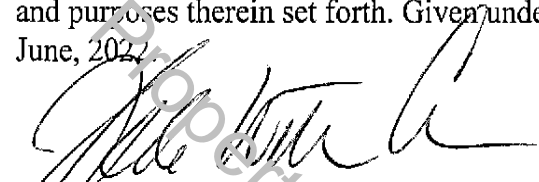
DATED THIS 2nd DAY OF JUNE, 2022



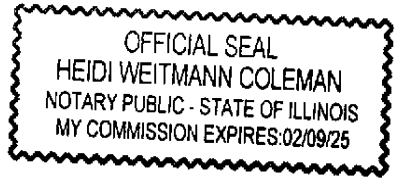
GLORIA YU-LIN AI, Trustee

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State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GLORIA YU-LIN AI, as Trustee aforesaid, 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, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 2nd day of June, 2022.



NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Steven Bou
Yi-Lu Kuo
1435 S. Prairie, Unit F
Chicago IL 60645

Send Subsequent Tax Bills To:

Steven Bou
Yi-Lu Kuo
1435 S. Prairie, Unit F
Chicago IL 60645

Acuity Title
5301 Dempster St., Suite 206
***** Skokie, IL 60077 *****

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Acuity Title Company, LLC
 5301 Dempster Street, Suite 206
 Skokie, IL 60077
 Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 1435 South Prairie, Unit F
 Chicago, IL 60605

Permanent Index No : 17-22-110-035-1039

Legal Description:

PARCEL 1:

UNIT H-46 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION: THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 103.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 175.00 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG THE NORTH LINE 75.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 175.0 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 75.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROADS IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORESAID: THENCE SOUTH 10 DEGREES 01 MINUTES 19 SECONDS WEST 68 FEET ALONG THE EAST LINE OF SAID LOT 1, THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET TO THE POINT OF

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Attorneys' Title Guaranty Fund, Inc.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and 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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Acuity Title Company, LLC
 5301 Dempster Street, Suite 206
 Skokie, IL 60077
 Phone: (847)257-8000 ~ Fax: (847)296-7890

BEGINNING: THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 192.21 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS WEST 24.18 FEET; THENCE NORTHWESTERLY 99.92 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1,400.69 FEET (THE CHORD OF ARC BEARING NORTH 02 DEGREES 15 MINUTES 36 SECONDS EAST 99.90 FEET); THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST 97.13 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. RECORDED MARCH 3, 1995, AS DOCUMENT NUMBER 95250205, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96318235, AS AMENDED BY THE CORRECTION TO DECLARATION RECORDED IN THE RECORDER'S OFFICE ON MAY 21, 1996, AS DOCUMENT NO. 96385673, AND AMENDED BY THE FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524, AND AMENDED BY THE SECOND AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 1, 1997 AS DOCUMENT NO. 97895567, AMENDED BY THE THIRD AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JANUARY 29, 1998 AS DOCUMENT 98078464, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Attorneys' Title Guaranty Fund, Inc.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and 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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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 13-Jun-2022



CHICAGO:	5,175.00
CTA:	2,070.00
TOTAL:	7,245.00 *

17-22-110-035-1039 | 20220601641156 | 1-515-728-976

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

13-Jun-2022



COUNTY:	345.00
ILLINOIS:	690.00
TOTAL:	1,035.00

17-22-110-035-1039

20220601641156 | 2-100-867-152