Doc# 2218957022 Fee \$65.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 07/08/2022 12:50 PM PG: 1 OF 8

This instrument was prepared by:

Daniel L. Baskes, Esq. Law Offices of Daniel L. Baskes 980 N Michigan Avenue, Suite 1380 Chicago, Illinois 60611

Space above this line for recorder's use.

22CAS522422NK

TRUSTEE'S DEED

THIS INDENTURE, is inade this 6th day of July, 2022, between

JENNIFER ENTMAN DOLIN AND LEIGH ENTMAN STULBERGER, AS CO-SUCCESSOR TRUSTEES OF THE GERALD ENTMAN FRUST DATED DECEMBER 23, 1988, party of the first part, as Grantor ("Grantor"),

and

MARK ANDREW BARNES AND NATALIE TAREGHIAN, Husband and Wife, party of the second part, as Grantee ("Grantee"),

WITNESSETH, that Grantor in consideration of the sum of TEN AND 00/100 DOLLARS, receipt of which 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 quitclaim unto the Grantee not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, the following described real estate, situated in the County of Cook and the State of Illinois, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for the year 2022 and subsequent years;

together with the tenements, hereditaments and appurtenances thereunto belonging or in any vise appertaining.

Permanent Real Estate Index Numbers: 14-28-322-045-1196

Address of real estate: 2431 N. Clark Street, Unit 71, Chicago, Illinois 60614

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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

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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 each 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 part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or 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 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 inferent 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 contribled 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 to execute 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, duties and obligations of its, his, her 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 earnings, 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 earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantor, as trustees as aforesaid, has hereunto set their hands and seals the day and year first above written.

Jennifer Intman Dolin, as Co-Successor Trustee as aforesaid

Leigh Entman Stulberger, as Co-Successor Trustee as aforesaid

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jennifer Entman Dolin and Leigh Entman Stulberger, as Co-Successor Trustees, personally known to me to be the same persons whose names 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.

Given under my hand and official seal this 6th day of July, 2022.

OFFICIAL STAL
DANIEL L BASKES
NOTARY PUBLIC - STATE OF ILLING'S
MY COMMISSION EXPIRES:09/20/2?

(Notary Public)

Prepared by:

Law Offices of Daniel L. Baskes 980 N Michigan Avenue, Suite 1380 Chicago, Illinois 60611

After Recording, Mail To:

Braun & Rich 4301 N. Damen Avenue Chicago, Illinois 60618 Attn: Gregory A. Braun

Name and Address of Taxpayer:

Mark Andrew Barnes and Natalie Tareghian 2440 N. Lakeview Avenue, Unit 2B Chicago, Illinois 60614

LEGAL DESCRIPTION

PARCEL 1:

UNIT 71 IN THE LINCOLN PARK GARAGE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 2 IN R. LOTHOLZ'S SUBDIVISION OF LOTS 6 AND 7 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1907 AS DOCUMENT NUMBER 4001675, IN BOOK 95, PAGE 17, IN COOK COUNTY, ILLINOIS; AND THE SOUTHERLY 102 FEET 1/2 INCH OF THE WESTERLY 215 FEET OF LOT 4 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CCOK COUNTY, ILLINOIS, EXCEPT, PARCELS 1, 2, AND 3 DESCRIBED AS FOLLOWS:

COMMERCIAL PROFERITY "A":

THE PROPERTY AND SPACE AT THE FIRST FLOOR OF A 2 STORY AND BASEMENT BUILDING AT 2417-2433 NORTH CLARK STREET, CHICAGO ILLINOIS, LYING BETWEEN HORIZONTAL PLANES AT ELEVATIONS OF 21.50 FEET AND 32.76 FEET, CITY OF CHICAGO DATUM, AND LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES OF THE PART OF THE SOLTHERLY 102 FEET ½ INCH OF THE WESTERLY 215 FEET OF LOT 4 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOV/NISHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF NORTH CLARK STREET AND THE WESTERLY LINE OF SAID LOT 4, 1.28 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT-4 15.78 FEET; THENCE EASTERLY AT RIGHT ANGLES, 17.61 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.50 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.40 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.25 T.F.C.T; THENCE EASTERLY AT RIGHT ANGLES, 10.65 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 4.64 FEF1. THENCE EASTERLY AT RIGHT ANGLES, 6.78 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 3.30 FEET. THENCE EASTERLY AT RIGHT ANGLES, 0.64 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 0.83 FEET; THENCY, EASTERLY, 19.20 FEET TO A POINT 56.18 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4 AND 14.41 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 1/2 INCH OF SAID LOCAL THENCE NORTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 4, 1.84 FEET; THENCE EASTERLY AT AGHT ANGLES, 1.06 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.84 FEET; THENCE EASTERLY AT RIGHT ANGLES, 11.44 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 13.11 FEET TO A POINT 1.30 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE AFORESAID SOUTHERLY 102 FEET 1/2 INCH OF LOT 4; THE ICE WESTERLY 68.68 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMERCIAL PROPERTY "B":

THE PROPERTY AND SPACE AT THE FIRST FLOOR OF A 2 STORY AND BASEMENT BUILDING AT 2417-2433 NORTH CLARK STREET, CHICAGO, ILLINOIS, LYING BETWEEN HORIZONTAL PLANES AT ELEVATIONS OF 21.50 FEET AND 32.83 FEET, CITY OF CHICAGO DATUM AND LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES OF THAT PART OF THE SOUTHERLY 102 FEET ½ INCH OF THE WESTERLY 215 FEET OF LOT 4 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF NORTH CLARK STREET AND THE WEST LINE OF SAID LOT 4, 37.15 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE AFORESAID SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE EASTERLY AT RIGHT ANGLES, 1.55 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 2.57 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.72 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.72 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.55 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.55 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.55 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.55 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.55 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.55 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.55 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.55 FEET;

THENCE EASTERLY 5.96 FEET TO A POINT 43.23 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4 AND 35.86 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE EASTERLY, 5.62 FEET TO A POINT 47.13 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4 AND 39.90 FEET SOUTH OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET ½ INCH OF SAID LOT 4: THENCE EASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4, 5.80 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 2.98 FEET; THENCE EASTERLY 3.17 FEET TO A POINT 56.06 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4 AND 37.42 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4: THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 4, 1.75 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.75 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.75 FEET; THENCE EASTERLY AT RIGHT ANGLES, 19.57 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 2.11 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 2.11 FEET; THENCE EASTERLY AT RIGHT ANGLES, 20.02 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.17 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.24 FEET TO A POINT 99.90 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 4, 23.85 FEET; THENCE WESTERLY AT RIGHT ANGLES, 1.20 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 2.15 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1/20 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 22.93 FEET; THENCE WESTERLY AT RIGHT ANGLES, 1.05 PET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.82 FEET; THENCE EASTERLY AT RIGHT ANGLES, 1.06 FEAT, THENCE SOUTHERLY AT RIGHT ANGLES, 5.31 FEET; THENCE WESTERLY AT RIGHT ANGLES, 1.20 FEET. THENCE SOUTHERLY AT RIGHT ANGLES, 6.20 FEET TO A POINT 100.87 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE WESTERLY 98.70 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 4. 100.82 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOU'F'ERLY 102 FEET 1/2 INCH OF SAID LOT 4; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID LOT 4, 63.67 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY. ILLINOIS.

COMMERCIAL PROPERTY "C":

THE PROPERTY AND SPACE AT THE FIRST FLOOR OF A 2 STORY BUILDING AT 2417-2433 NORTH CLARK STREET, CHICAGO, ILLINOIS, LYING BETWEEN HORIZONTAL PLANES AT ELEVATIONS OF 22.00 FEET AND 35.87 FEET, CITY OF CHICAGO DATUM, AND LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES OF THAT PART OF LOT 2 IN R. LOTHOLZ'S SUBDIVISION OF LOTS 6 AND 7 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1907 AS DOCUMENT NO. 4)01675, IN BOOK 95, PAGE 17, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF NORTH CLARK STREET AND THE WEST LINE OF SAID LOT 2, 100.08 FEIT NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 2, 99.02 FEET; THENCE EASTERLY ON A LINE 1.06 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 2, 88.82 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 2.45 FEET; THENCE EASTERLY AT RIGHT ANGLES, 39.16 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 7.53 FEET; THENCE EASTERLY AT RIGHT ANGLES, 28.05 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 18.15 FEET; THENCE EASTERLY AT RIGHT ANGLES, 7.04 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 7.37 FEET; THENCE WESTERLY AT RIGHT ANGLES, 7.04 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 15.98 FEET TO A POINT 52.54 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2: THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 2, 6.07 FEET; THENCE WESTERLY ON A CURVE CONVEX TO THE SOUTH RADIUS OF 1.0 FEET, 1.45 FEET TO A POINT ON SAID LINE 52.54 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ON SAID PARALLEL LINE, 18.33 FEET; THENCE WESTERLY ON A CURVE CONVEX TO THE SOUTH, RADIUS OF 1.0 FEET, 1.45 FEET TO A POINT ON SAID PARALLEL LINE; THENCE WESTERLY ON SAID PARALLEL LINE, 19.63 FEET; THENCE EASTERLY ON A CURVE CONVEX TO THE SOUTH, RADIUS OF 1.0 FEET, 1.45 FEET TO A POINT ON SAID PARALLEL LINE; THENCE WESTERLY ON SAID PARALLEL LINE. 0.10 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 3.96 FEET; THENCE WESTERLY AT RIGHT ANGLES, 13.01 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 4.80 FEET; THENCE EASTERLY AT RIGHT ANGLES, 5.03 FEET; THENCE NORTHERLY, 37.50 FEET TO A POINT 99.92 FEET EAST OF THE WEST LINE AND 99.80 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ON A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 2, 7.20 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 0.40 FEET; THENCE WESTERLY AT RIGHT ANGLES, 5.65 FEET: THENCE NORTHERLY AT RIGHT ANGLES, 1.16 FEET; THENCE WESTERLY AT RIGHT ANGLES. 18.10 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.16 FEET; THENCE WESTERLY AT RIGHT ANGLES, 4.08 FEET; THENCE NORTHERLY AT RIGHT ANGLES 0.88 FEET; THENCE WESTERLY PARALLEL TO THE

NORTHERLY LINE OF SAID LOT 2, 15.45 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 0.88 FEET; THENCE WESTERLY AT RIGHT ANGLES, 4.85 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 0.88 FEET; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, 17.34 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 1.54 FEET; THENCE WESTERLY AT RIGHT ANGLES, 4.65 FEET; THENCE NORTHERLY AT RIGHT ANGLES, 1.54 FEET; THENCE WESTERLY, 22.50 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 29, 1999 AS DOCUMENT NUMBER 99097240, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL I FOR STRUCTURAL SUPPORT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 28, 1998 BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 102880 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS DOCUMENT NUMBER 98391079 OVER THE LAND DESCRIBED THEREIN

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120.00

420.00

REAL ESTATE TRANSFER TAX

CHICAGO.

07-Jul-2022

300.00

CTA:

JOTAL:

* Total does not include any applicable penalty or interest due 0-912-098-384 20220701668902 14-28-322-045-1196

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LINOIS: 40.00
TOTAL: 60.00

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