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Doc#: 2221504177 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2022 09:02 AM Pg: 1 of 3

Dec ID 20220601664539
ST/CO Stamp 0-769-918-032 ST Tax \$2,500.00 CO Tax \$1,250.00
City Stamp 2-068-707-408 City Tax: \$26,250.00

This instrument was prepared by:
Kimberly Freeland
806 N. Peoria Street
Chicago, Illinois 60642

Mail recorded deed to:

Julie K. Rademaker
Barack Ferragamo
300 West Madison Street
Suite 2400
Chicago, IL 60606

Send tax bills to:

Barry Missner
1015 N. Dearborn St
Chicago, IL 60610

(Reserved for Recordors Use Only)

TRUSTEE'S DEED IN TRUST

THIS INDENTURE, IS MADE THIS 29th DAY OF JUNE, 2022, BY THE GRANTORS, NICHOLAS L. POWILLS, Trustee of the NICHOLAS L. POWILLS DECLARATION OF TRUST dated June 8, 2016; and SHARON R. POWILLS, Trustee of the SHARON R. POWILLS DECLARATION OF TRUST dated June 8, 2016, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and considerations, receipt of which is hereby duly acknowledged, CONVEY and WARRANT unto BARRY MISSNER, as Trustee of the BARRY MISSNER REVOCABLE TRUST dated February 18, 2003, and as amended and restated; and EDA DAVIDMAN, as Trustee of the EDA DAVIDMAN REVOCABLE TRUST dated May 15, 2006 the following described real estate situated in Cook, County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address: 1015 North Dearborn Street, Chicago, Illinois 60610

PIN: 17-04-424-062-0000

Subject to: covenants, conditions, and restrictions of record and building lines and easements if any, provided that they do not interfere with current use of the Real Estate, and general real estate taxes not yet due and payable as of the date hereof.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

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

[SIGNATURE PAGE TO FOLLOW]

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

22-84069 / OF 2
60018-72

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IN WITNESS WHEREOF, the Grantors have caused their name to be signed to this Trustee's Deed in Trust as of the day and year first above written. 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.

NICHOLAS L. POWILLS, Trustee of the
NICHOLAS L. POWILLS DECLARATION OF TRUST dated June 8, 2016

SHARON R. POWILLS, Trustee of the
SHARON R. POWILLS DECLARATION OF TRUST dated June 8, 2016

State of Illinois)
)ss
County of COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that NICHOLAS L. POWILLS, Trustee of the NICHOLAS L. POWILLS DECLARATION OF TRUST dated June 8, 2016; and SHARON R. POWILLS, Trustee of the SHARON R. POWILLS DECLARATION OF TRUST dated June 8, 2016 personally known to me to be the same persons whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that she signed 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 29th day of June, 2022.

Notary Public
My commission expires: 11/9/2024



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EXHIBIT "A" Legal Description

PARCEL A:

PARCEL 1015-1

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.62 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.01 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE THEREOF, 43.30 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 14.17 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 16.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, 43.66 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 28.67 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 43.66 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, 28.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1015-4

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.62 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE THEREOF, 43.30 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 14.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 5.41 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, 38.17 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 28.67 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 38.17 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, 28.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL "A" AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1003-1021 N. DEARBORN TOWNHOMES RECORDED JANUARY 14, 2008 AS DOCUMENT NUMBER 0801434099, FOR SUPPORT, PARTY WALLS, UTILITIES, ENCROACHMENTS, ACCESS AND PUBLIC SERVICES, AS MORE FULLY DESCRIBED THEREIN ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL C: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL "A" AS CREATED BY EASEMENT AGREEMENT, RECORDED OCTOBER 18TH, 2006 AS DOCUMENT NUMBER 0629110005, AND AMENDED BY AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED JUNE 15, 2007 AS DOCUMENT NUMBER 0716609095 FOR INGRESS AND EGRESS FOR PERSONS, MATERIAL AND EQUIPMENT TO THE EXTENT NECESSARY TO PERMIT THE MAINTENANCE AND REPAIR OF THE CONDOMINIUM GARAGE, OVER THE LAND DESCRIBED THEREIN (SAID BURDENED LAND COMMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL" AND "TOWNHOME IMPROVEMENTS").