

# UNOFFICIAL COPY

## TRUSTEE DEED

### Prepared by:

Eugene Klein  
5440 N. Cumberland  
Chicago IL 60656  
(773) 714-1648

### Grantee Address &

### Mail to & Tax Bill to:

Levi Lerner 812 W. Van Buren,  
Unit 3G Chicago IL 60607

Doc#: 2223521477 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/23/2022 02:16 PM Pg: 1 of 3

Dec ID 20220801610650

City Stamp 0-582-480-464

THE GRANTORS, By: Lerner and Jane Lerner, as Co-Trustees of Lerner Living Trust dated January 23<sup>rd</sup>, 2021 for and in the consideration of **TEN DOLLARS** and other good and valuable considerations in hand paid, **CONVEY** and **DEED** in to **Levi Lerner** all interest in the following described Real Estate situated in the Cook County in the State of Illinois, to wit:

### **LEGAL DESCRIPTION**

**PARCEL 1** UNIT NUMBER 3G, IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819, AS AMENDED FROM TIME TO TIME, AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NO. 90303797, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2** NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENT DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY", IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-17-228-020-1017

Commonly Known as 812 W. Van Buren St., Unit 3G Chicago IL 60607

Homestead Rights inapplicable and/or waived

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. Para   E  

Signed  8/23- 2022

### REAL ESTATE TRANSFER TAX

19-Aug-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-17-228-020-1017 | 20220801610650 | 0-582-480-464

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

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In Witness Whereof, the grantor(s) aforesaid have set their hands and seals on August 4, 2022

*Ilya Lerner*

ILYA LERNER

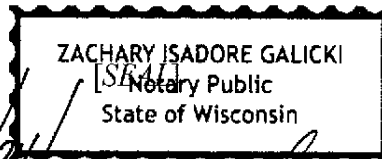
Trustee of Lerner Living Trust dated January 23, 2021

State of Wisconsin )

County of Milwaukee )

I, the undersigned Notary Public in and for the said county and State, do hereby certify that **Ilya Lerner** known to me to be the same person whose name and signature is subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Given under my hand and official seal this 4 day of August, 2022



My Commission Expires: 1/24/23

Notary Public: *Zachary Isadore Galicki*

In Witness Whereof, the grantor(s) aforesaid have set their hands and seals on August 4, 2022

*Jane Lerner*

JANE LERNER

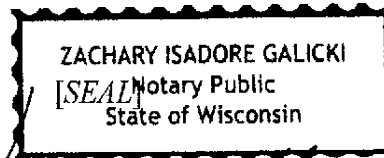
Trustee of Lerner Living Trust dated January 23, 2021

State of Wisconsin )

County of Milwaukee )

I, the undersigned Notary Public in and for the said county and State, do hereby certify that **Jane Lerner** known to me to be the same person whose name and signature is subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Given under my hand and official seal this 4 day of August, 2022



My Commission Expires: 1/24/23

Notary Public: *Zachary Isadore Galicki*

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor, or his agent, affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation, a foreign corporation or another entity or person authorized to do business and acquire and hold title to real estate in Illinois

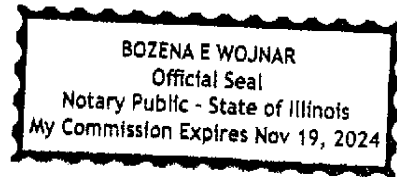
Dated 8/16/22

[Signature]  
GRANTOR

The undersigned, a Notary Public in and for the State of \_\_\_\_\_ certifies that B. Kleof, known to me to be the same person whose name and signature is subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Date 8/16 2022

[SEAL]



Notary Public:

Signature Bozena E Wojnar

The Grantee, or his agent, affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation, a foreign corporation or another entity or person authorized to do business and acquire and hold title to real estate in Illinois

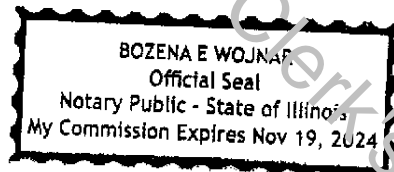
Date: 8/14/22

[Signature]  
GRANTEE

The undersigned, a Notary Public in and for the State of \_\_\_\_\_, certifies that [Signature] known to me to be the same person whose name and signature are subscribed to the above document, appeared before me in person and acknowledged signing and delivering the said document as the free and voluntary act, for the uses and purposes as set forth therein, and, upon presenting a proof of identification, certified to the correctness and validity of the signature as it appears above.

Date 8/16 2022

[SEAL]



Notary Public:

Signature Bozena E Wojnar

Office