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TRUSTEE'S DEED

Doc#. 2224239098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2022 09:32 AM Pg: 1 of 4

Dec ID 20220801620149
ST/CO Stamp 0-254-143-056 ST Tax \$1,150.00 CO Tax \$575.00
City Stamp 1-689-545-296 City Tax: \$12,075.00

The Grantor, **NADINE SCULLY**, as Trustee of the Marital Trust U/W Peter D. Scully dated December 16, 2012, and any all subsequent Codicils, Amendments, or Restatements thereof, for and in consideration of ten (\$10.00) dollars and other good and valuable consideration in hand paid, and pursuant to the powers and authority vested in the Grantor as said Trustee, and pursuant to every other power and authority vested in her under said Trust Agreement, does hereby CONVEY

AND WARRANT to **RAFIQ MOHAMMADI** and *Michelle* **MICHELLE MOHAMMADI**, Husband and Wife, of 360 East Randolph Street, Unit 4001, in the City of Chicago, County of Cook, State of Illinois, NOT AS TENANTS IN COMMON BUT IN JOINT TENANCY FOREVER, all right, title, and interest in and to the Real Estate situated in the County of Cook and State of Illinois, legally described as follows:

(SEE ATTACHED LEGAL DESCRIPTION)

TO HAVE AND TO HOLD said premises forever. Grantor covenants with Grantees that the Grantor has good right and lawful authority to to sell and convey the property, and has not done or suffered to be done, anything whereby the property is or may be encumbered, except as herein provided. Grantor hereby warrants and agrees to forever defend the right and title to the above-described property unto the said Grantees against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

Subject to: second installment of 2021 real estate taxes and subsequent years; terms and conditions contained in the Declaration of Condominium and any and all amendments thereto; covenants, conditions, and restrictions of record;

Property Address: 360 East Randolph Street, Unit 3401, Chicago, Illinois 60601

Permanent Real Estate Index Number: 17-10-318-031-1236

Dated this 22 day of August, 2022

Nadine Scully, Trustee.
NADINE SCULLY, as Trustee of the Marital Trust U/W Peter D. Scully dated December 16, 2012

FIRST AMERICAN TITLE
FILE # 3142648

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of MARIN

On 8/22/2022 before me, MATT JONES, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Nadine Scully
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Matt Jones*

(Seal)

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PARCEL 1: UNIT 3401 IN THE BUCKINGHAM PRIVATE CONDOMINIUM RESIDENCES, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE, EXTENDED EAST, OF EAST RANDOLPH STREET, WITH A LINE 564.001 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE, AND A SOUTHWARD EXTENSION THEREOF, OF NORTH COLUMBUS DRIVE, 110 FEET WIDE, AS SAID NORTH COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED JUNE 5, 1972 AS DOCUMENT 21925615, AND RUNNING THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 72.191 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 42.00 FEET; THENCE NORTH ALONG A LINE 606.001 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF NORTH COLUMBUS DRIVE, A DISTANCE OF 105.00 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 179.065 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH FIELD BOULEVARD, 98.00 FEET WIDE, AS SAID NORTH FIELD BOULEVARD IS LOCATED AND DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON SEPTEMBER 17, 1969; THENCE SOUTH ALONG SAID WEST LINE OF NORTH FIELD BOULEVARD, A DISTANCE OF 159.574 FEET TO A POINT 20.00 FEET, MEASURED ALONG A SOUTHWARD EXTENSION OF SAID WEST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID SOUTHWARD EXTENSION OF SAID WEST LINE WITH THE NORTH LINE, EXTENDED EAST, OF SAID EAST RANDOLPH STREET; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 28.13 FEET TO A POINT ON SAID NORTH LINE, EXTENDED EAST, OF EAST RANDOLPH STREET, DISTANT 20.00 FEET, MEASURED ALONG SAID NORTH LINE, EXTENDED EAST OF EAST RANDOLPH STREET, WEST FROM THE POINT OF INTERSECTION OF SAID NORTH LINE, EXTENDED EAST, WITH THE SOUTHWARD EXTENSION OF SAID WEST LINE OF NORTH FIELD BOULEVARD; AND THENCE WEST ALONG SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED EAST, A DISTANCE OF 201.095 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94993981, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 94993981.

PIN#: 17-10-318-031-1236

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