

# UNOFFICIAL COPY

Doc#: 2224404130 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/01/2022 08:46 AM Pg: 1 of 3

Chicago Title  
2260W 1700SBSK AD  
**TRUSTEES DEED** (91)

### MAIL RECORDED DEED TO:

Mr. Brad Miller  
Bradford Miller Law, P.C.  
10 S. LaSalle Street, Ste. 2920  
Chicago, Illinois 60603

Dec ID 20220801614948  
ST/CO Stamp 0-691-563-088 ST Tax \$245.00 CO Tax \$122.50  
City Stamp 0-474-442-320 City Tax: \$2,572.50

### MAIL TAX BILL TO:

Priyadarshini Verma and Anupam Verma  
1250 S. Indiana Ave., Unit 1115  
Chicago, IL 60605

(Reserved for Recorders Use Only)

THE GRANTOR(S), **James C. Kim, as Trustee of the James C. Kim Declaration of Trust dated October 4, 1996 and Susan S. Kim, as Trustee of the Susan S. Kim Declaration of Trust dated October 4, 1996**, of 1250 S. Indiana Ave., Unit 1115, Chicago, IL 60605, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND QUIT CLAIM(S) to **Priyadarshini Verma and Anupam Verma, husband and wife**, of City of Naperville, County of DuPage, and State of Illinois, to have and to hold, as **not as Tenants in Common, but as Joint Tenants with Rights of Survivorship**, all interest in the following described real estate, situated in **Cook County**, State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): **17-22-102-025-1141 and 17-21-102-025-1213**  
Property Address: **1250 S. Indiana Ave., Unit 1115, Chicago, IL 60605**



THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF GRANTOR(S).

Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX	29-Aug-2022
 CHICAGO:	1,837.50
CTA:	735.00
<b>TOTAL:</b>	<b>2,572.50 *</b>

17-22-102-025-1141 | 20220801614948 | 0-474-442-320

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

REAL ESTATE TRANSFER TAX	30-Aug-2022
 COUNTY:	122.50
 ILLINOIS:	245.00
<b>TOTAL:</b>	<b>367.50</b>

17-22-102-025-1141 | 20220801614948 | 0-691-563-088

# UNOFFICIAL COPY

Dated this 25 day of August, 2022.

*James C. Kim as trustee of the James C. Kim Declaration of Trust dated October 4, 1996*

*Susan S. Kim as Trustee of the Susan S. Kim Declaration of Trust dated October 4, 1996*

**James C. Kim, as Trustee of the James C. Kim Declaration of Trust dated October 4, 1996**  
*1996*

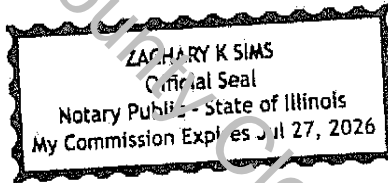
**Susan S. Kim, as Trustee of the Susan S. Kim Declaration of Trust dated October 4, 1996**

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **James C. Kim, as Trustee of the James C. Kim Declaration of Trust dated October 4, 1996 and Susan S. Kim, as Trustee of the Susan S. Kim Declaration of Trust dated October 4, 1996**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 25 day of August, 2022.

*Zachary K. Sims*  
\_\_\_\_\_  
Notary Public



**PREPARED BY:**  
Zachary K. Sims  
Attorney at Law  
2700 Patriot Blvd., Suite 250  
Glenview, IL 60026

Clerk's Office

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 22GNW776058SK

For APN/Parcel ID(s): 17-22-102-025-1141 and 17-22-102-025-1213

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UNIT(S) 1115 AND P-45 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKESIDE ON THE PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0433603049, AS AMENDED FROM TIME TO TIME IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office