

Doc#: 2224406184 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/01/2022 09:54 AM Pg: 1 of 5

Dec ID 20220801617376

ST/CO Stamp 2-015-898-192 ST Tax \$1,570.00 CO Tax \$785.00

City Stamp 1-858-284-112 City Tax: \$16,485.00

TRUSTEE'S DEED

(Illinois)

THE GRANTOR, KAREN M. STRATTON, not personally but as Trustee under the provisions of a trust agreement dated the 16TH day of July, 2002, and known as the **KAREN M. STRATTON DECLARATION OF TRUST** of Chicago, Illinois

for and in consideration of Ten and

NO/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby **CONVEY(S) AND WARRANT(S)** unto LINDA SUE WATSON, not individually, but as Trustee of the **LINDA SUE WATSON 2004 LIVING TRUST u/a/d July 14, 2004**, as amended, as to an undivided one-half (1/2) interest and L. JOE MORAVY, not individually but as Trustee of the **L. JOE MORAVY 2017 LIVING TRUST u/a/d October 12, 2017**, as to an undivided one-half (1/2) interest, (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreements, the real estate in the County of Cook, and State of Illinois, legally described on Exhibit A attached hereto and incorporated herein by reference; **TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 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 such 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 in 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 different from the ways above specified, at any time or times hereafter.

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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 complied 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 there of the trust created by this deed 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 deed and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized 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, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in 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.

And the said grantor(s) hereby expressly waive(s) and releases(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 17-10-208-020-1024

Address of Real Estate: 600 N. Lake Shore Drive, Unit 1405, Chicago, IL 60611

IN WITNESS WHEREOF, the grantor hereunto sets her hand this 22nd day of August, 2022.

KAREN M. STRATTON
DECLARATION OF TRUST dated
07/16/2002

By: Karen M Stratton, Trustee
Karen M. Stratton, Trustee

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that Karen Stratton, as trustee as aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed 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 22 day of August, 2022.



Tammy A. Cloutier

Notary Public

THIS INSTRUMENT WAS PREPARED

BY:

Helen M. Jensen
Nisen & Elliott, LLC
200 W. Adams Street, Suite 2500
Chicago, Illinois 60606-5232

MAIL TO:

Neal M. Ross, Esq.
670 N. Clark St., Suite 300-W
Chicago, IL 60654

NAME AND ADDRESS OF TAXPAYER:

Linda Sue Watson and L. Joe Moravy
As Trustees
600 N. Lake Shore Dr. Unit 1405
Chicago, IL 60611

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EXHIBIT A TO TRUSTEE'S DEED LEGAL DESCRIPTION OF REAL ESTATE

LEGAL DESCRIPTION:

UNIT 1405 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-252 AND P-253 AND STORAGE LOCKER SL-1405 BOTH LIMITED COMMON ELEMENTS IN 600 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

THAT PART OF LOTS 17 AND 28 (EXCEPT THAT PART OF LOT 28 TAKEN IN CONDEMNATION CASE 82L111163) IN BLOCK 31 IN CIRCUIT COURT PARTITION OF OGDEN ESTATES SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 2, 2007 AS DOCUMENT NUMBER 0727515047, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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