

UNOFFICIAL COPY

122-348525
WARRANTY DEED
Statutory (Illinois)

Mail to:

Johnson, Culmar
707 Lake Cook Road, Ste 104
Deerfield, IL 60015

Name and Address of Taxpayer:

PATRICIA J HURLEY, as Trustee
1000 N Lake Shore Plaza
Unit 21A
Chicago, IL 60611

Doc#: 2224528165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2022 01:46 PM Pg: 1 of 4

Dec ID 20220801626832
ST/CO Stamp 0-906-369-616 ST Tax \$1,299.00 CO Tax \$649.50
City Stamp 1-300-752-976 City Tax: \$13,639.50

RECORDER'S STAMP

THE GRANTOR(S), STEVEN ROGERS, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Board of Managers of said Company, for consideration of ten (10) and 00/100 dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to

PATRICIA J HURLEY, AS TRUSTEE OF THE PATRICIA J HURLEY REVOCABLE TRUST,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHMENT.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

Permanent Index Number: 17-03-204-064-1047

Property Address: 1000 N Lake Shore Plaza
Unit 21A
Chicago, IL 60611

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Dated this AUGUST 23, 2022

STEVEN ROGERS, LLC,

Sacha Merali

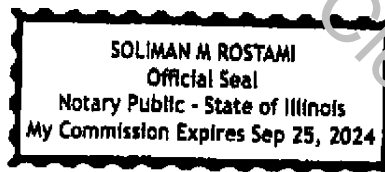
By Sacha Merali, Member and Manager


STATE OF Illinois } SS.
COUNTY OF Cook

I, Soliman M Rostami a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, SACHA MERALI, as manager, personally known to me to be the Member and Manager of Steven Rogers LLC, an Illinois Limited Liability Company, and personally known to me to be or have proved based on satisfactory evidence 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, as such Member and Manager, he/she/they signed, sealed and delivered the said instrument pursuant to the authority given said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of August, 2022



Soliman M Rostami
Notary Public



REAL ESTATE TRANSFER TAX		01-Sep-2022
	CHICAGO:	9,742.50
	CTA:	3,897.00
	TOTAL:	13,639.50

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

REAL ESTATE TRANSFER TAX		01-Sep-2022
	COUNTY:	649.50
	ILLINOIS:	1,299.00
	TOTAL:	1,948.50

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TERMS AND CONDITIONS

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, street, 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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.

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 thereof the trust created by this Indenture 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 Indenture 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 of all persons claiming under them or any of them shall be only in the earning 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(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 and sale on execution or otherwise.

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Legal Description

Unit Number 21'A' in the 1000 Lake Shore Plaza Condominium as delineated on a survey of the following described real estate:

That part of Lot 'A' described as follows:

Commencing at a point on the East line of said Lot, 90.60 feet North of the Southeast corner thereof;

Thence West perpendicular to said East line, 114.58 feet, more or less, to the point of intersection with a line which is 22.50 feet East of and parallel with the West line of the South portion of said Lot 'A';

Thence North along said parallel line and said line extended, 24.605 feet;

Thence West along a line drawn perpendicular to the East line of said lot, 55.52 feet, more or less to a point on the West line of the North portion of said lot;

Thence South along said West line 7.95 feet, more or less to the corner of the North portion of said lot;

Thence East 32.99 feet along the South line of the North portion of said lot to a point on the West line of the South portion of said lot;

Thence South along said West line to the Southwest corner of said lot;

Thence East along the South line of said lot to the Southeast corner thereof;

Thence North along the east line of said lot to the point of beginning said Lot 'A' being a consolidation of Lots 1 and 2 in Block 2, Potter Palmer's Lake Shore Drive addition to Chicago, in the North 1/2 of Block 7 and of part of Lot 21 in Collins' Subdivision of the South 1/2 of Block 7 in Canal Trustees' Subdivision of the South fractional 1/4 of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

Which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document Number 23675015 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property Address:

1000 N Lake Shore Plz, Unit 21A
Chicago, IL 60611

Pin: 17-03-204-064-1047