

UNOFFICIAL COPY

TRUSTEES DEED Statutory (Illinois)

Mail to:

Robert J. Bishopp & Natalie Bishopp
60 E. Monroe St. Unit 4802
Chicago, IL 60603

GRANTEE ADDRESS

Name & address of taxpayer:
Robert J. Bishopp & Natalie Bishopp
Sharon Ann McLaughlin
60 E. Monroe St. Unit 4802
Chicago, IL 60603

Doc#: 2225007047 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2022 06:20 AM Pg: 1 of 2

Dec ID 20220801623978
ST/CO Stamp 1-951-787-600 ST Tax \$1,300.00 CO Tax \$650.00
City Stamp 0-012-065-360 City Tax: \$13,650.00

Fidelity National Title Escrow: **OC22021778**

THE GRANTOR **Kalpana Patel, Trustee of the Kalpana Patel Trust dated 9/13/2007**, divorced and not since remarried, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to **Robert J. Bishopp & Natalie Bishopp, Husband and Wife**, of 2063 Curtis Street #202, Denver CO 80205, as Tenants by the Entirety, the following real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 4802 AND UNIT PARKING SPACE 5-17, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-905-49, A LIMITED COMMON ELEMENT, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:
LOTS 6 AND 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, 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 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 22, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SAIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning and ordinances, public right of ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s): **17-15-101-026-1686 & 17-15-101-026-1240**

Property address: **60 E. Monroe St. Unit 4802 & 5-17, Chicago, IL 60603**

**FIDELITY NATIONAL
TITLE INSURANCE**

OC22021778

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DATED this 26th day of August, 2022.



Kalpana Patel, Trustee

TRUSTEES DEED Statutory (Illinois)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY: **Kalpana Patel, Trustee of the Kalpana Patel Trust dated 9/13/2007**

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 the person acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of August, 2022.



Commission expires: 10/12 / 2025



Notary Public




Recorder's Office Box No.

| REAL ESTATE TRANSFER TAX | | 31-Aug-2022 |
|--|-----------|--------------------------------|
|  | COUNTY: | 650.00 |
|  | ILLINOIS: | 1,300.00 |
| | TOTAL: | 1,950.00 |
| 17-15-101-026-1686 | | 20220801623978 1-951-787-600 |

NAME AND ADDRESS OF PREPARER:

Ryan Waite
Waite Law Firm LLC
633 Rogers St., Suite 103
Downers Grove, IL 60515

| REAL ESTATE TRANSFER TAX | | 31-Aug-2022 |
|---|----------|--------------------------------|
|  | CHICAGO: | 9,750.00 |
| | CTA: | 3,900.00 |
| | TOTAL: | 13,650.00 * |
| 17-15-101-026-1686 | | 20220801623978 0-012-065-360 |

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