



First American Title Insurance Company

UNOFFICIAL COPY

Doc#: 2227755265 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2022 03:51 PM Pg: 1 of 3

Dec ID 20220901654915
ST/CO Stamp 1-675-701-840 ST Tax \$370.00 CO Tax \$185.00
City Stamp 1-901-317-712 City Tax: \$3,885.00

TRUSTEE'S DEED

FIRST AMERICAN TITLE
FILE # AF1028162 1/2

THIS INDENTURE, made on October 3, 2022, between Anita V. Lynn, as Trustee of the Anita V. Lynn Living Trust dated September 28, 2000, party of the first part, and Michelle J. Lu and Ming Tang as Joint Tenants, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and Quit Claim unto said parties of the second part, as Joint Tenants, the following described REAL ESTATE, situated in Cook County, Illinois, to wit: (SEE EXHIBIT "A").

Subject to: Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCR's") and all amendments; public and utility easements including those established or implied from the Declaration/CCR's or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act, as amended; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCR's; general taxes not yet due and payable.

Commonly Known As: 405 N. Wabash Ave., Unit #1006, Chicago, IL 60611

Permanent Index Number: 17-10-132-037-1694

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said parties of the second part, and to the proper use, benefit and behoof, forever, of said parties of the second part.

This Deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said deed or deeds in trust and/or the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part has executed this instrument as of the day and year first above written.

Anita V. Lynn as Trustee
Anita V. Lynn, as Trustee as aforesaid.

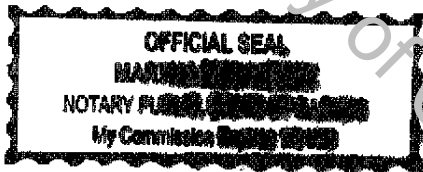
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STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Anita V. Lynn, personally known to me to be the same person who execute the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the foregoing instrument as her free and voluntary act, for the uses and purposes therein set forth.

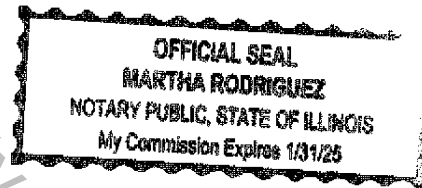
Given under my hand and notarial seal, this 3rd day of October, 2022.



Martha Rodriguez (Notary Public)

Prepared by:

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

**Mail To:**

Dana Siragusa, Attorney at Law
25 East Washington St., #700
Chicago, IL 60602

Send Subsequent Tax Bills to & Grantee's Address

Ming Tang & Michelle J. Lu
4204 Curt's meadow drive
Champaign, IL 61822

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 1005/1006 IN THE RIVER PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41 AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUMS RECORDED AS DOCUMENT NUMBER 94758753, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758753.

Permanent Index #'s: 17-10-132-037-1694 (Vol. 501)

Property Address: 405 N Wabash Ave Unit 1005/1006 , Chicago, Illinois 60611