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Doc#: 2231842294 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2022 04:06 PM Pg: 1 of 5

TRUSTEE'S WARRANTY DEED

Dec ID 20221101680983
ST/CO Stamp 0-978-643-280 ST Tax \$1,550.00 CO Tax \$775.00
City Stamp 0-041-183-568 City Tax: \$16,275.00

THE GRANTORS, **Brianna S. Miller, Carson M. Swan, and Nancy C. Swan, as Co-Trustees of the Swan Dynasty Trust dated May 16, 2019**, of 1301 N. Dearborn Street, Units 805-806, Chicago, Illinois 60610, for consideration of the sum of \$10.00 Dollars, cash and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT unto **Denise M. Fitzgerald, not individually, but as Trustee of the Denise M. Fitzgerald Trust dated September 16, 1988**, of 4 E. Elm Street, Unit 7S, Chicago, IL 60611, dated, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION:

See Exhibit A attached hereto

ADDRESS OF REAL ESTATE:

1301 N. Dearborn Street, Units 805-806, Chicago, IL 60610

PERMANENT INDEX NUMBERS:

07-04-218-048-1043 and 07-04-218-048-1044

SUBJECT ONLY TO THE FOLLOWING:

(a) general real estate taxes not due and payable at the time of Closing; (b) covenants, conditions and restrictions of record; (c) building lines and public utility easements of record.

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

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In Witness Whereof, said Grantor has caused her name to be signed to these present and this conveyance to be effective on October 16, 2022.

GRANTOR:

Brianna S. Miller, as Co-Trustee of the Swan Dynasty Trust dated May 16, 2019

Brianna S. Miller
Brianna S. Miller, Co-Trustee

Carson M. Swan, as Co-Trustee of the Swan Dynasty Trust dated May 16, 2019

Carson M. Swan, Co-Trustee

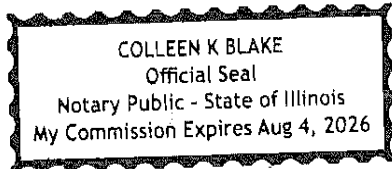
Nancy C. Swan, as Co-Trustee of the Swan Dynasty Trust dated May 16, 2019

Nancy C. Swan, Co-Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that on this day personally appeared *Brianna S. Miller*, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under by hand and official seal, this 16 day of October, 2022.



Colleen K. Blake
Notary Public

This instrument was prepared by:
Michael G. Glosniak
DUGGAN BERTSCH, LLC
303 W. Madison, #1000
Chicago, IL 60606

After recording please send a copy and all subsequent tax bills to:
Denise M. Fitzgerald, Trustee
1301 N. Dearborn Street, Units 805-806
Chicago, IL 60610

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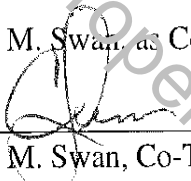
In Witness Whereof, said Grantor has caused her name to be signed to these present and this conveyance to be effective on October 16, 2022.

GRANTOR:

Brianna S. Miller, as Co-Trustee of the Swan Dynasty Trust dated May 16, 2019

Brianna S. Miller, Co-Trustee

Carson M. Swan, as Co-Trustee of the Swan Dynasty Trust dated May 16, 2019



Carson M. Swan, Co-Trustee

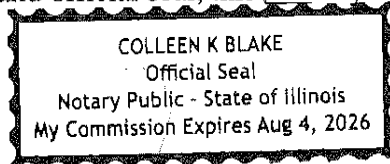
Nancy C. Swan, as Co-Trustee of the Swan Dynasty Trust dated May 16, 2019

Nancy C. Swan, Co-Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that on this day personally appeared Carson Swan, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under by hand and official seal, this 16 day of October, 2022.



Colleen K. Blake
Notary Public

This instrument was prepared by:
Michael G. Glosniak
DUGGAN BERTSCH, LLC
303 W. Madison, #1000
Chicago, IL 60606

After recording please send a copy and all subsequent tax bills to:
Denise M. Fitzgerald, Trustee
1301 N. Dearborn Street, Units 805-806
Chicago, IL 60610

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In Witness Whereof, said Grantor has caused her name to be signed to these present and this conveyance to be effective on October 16, 2022.

GRANTOR:

Brianna S. Miller, as Co-Trustee of the Swan Dynasty Trust dated May 16, 2019

Brianna S. Miller, Co-Trustee

Carson M. Swan, as Co-Trustee of the Swan Dynasty Trust dated May 16, 2019

Carson M. Swan, Co-Trustee

Nancy C. Swan, as Co-Trustee of the Swan Dynasty Trust dated May 16, 2019

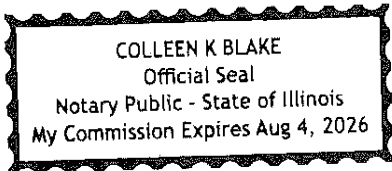
Nancy C. Swan

Nancy C. Swan, Co-Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that on this day personally appeared Nancy C. Swan, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under by hand and official seal, this 16 day of October, 2022.



Colleen K. Blake
Notary Public

This instrument was prepared by:
Michael G. Glosniak
DUGGAN BERTSCH, LLC
303 W. Madison, #1000
Chicago, IL 60606

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Denise M. Fitzgerald, Trustee
1301 N. Dearborn Street, Units 805-806
Chicago, IL 60610

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“EXHIBIT A” **LEGAL DESCRIPTION**

UNITS 805 AND 806 IN THE WHITNEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND”

A PARCEL OF LAND COMPRISED OF LOTS 5 AND 6 AND THE SOUTH 6.96 FEET OF LOT 7 IN SIMON’S SUBDIVISION OF LOT 6 IN BRONSON’S ADDITION TO CHICAGO; LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOTS 5, TOGETHER WITH SUBLOT 1 OF LOT 4 IN BRONSON’S ADDITION TO CHICAGO; AND LOTS 1 TO 5, BOTH INCLUSIVE, IN ALICE P. HOLBROOK’S SUBDIVISION OF LOT 4 IN THE SUBDIVISION OF LOT 5 IN BRONSON’S ADDITION TO CHICAGO; ALL IN THE NORTHEAST ¼ OF SECTION 4, 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 OWNERSHIP RECORDED DECEMBER 31, 1996 AS DOCUMENT 96982856, AND AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

AND

THE LIMITED COMMON ELEMENTS COMPRISED OF PARKING SPACES NUMBERED 81 & 82 AS DELINEATED ON THE PLAT OF SURVEY AFORESAID AND AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE DECLARATION.

P.I.N.: 07-04-218-048-1043 and 07-04-218-048-1044

Common Address: 1301 N. Dearborn Street, Units 805-806, Chicago, IL 60610