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2301122024D

Doc# 2301122024 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2023 09:49 AM PG: 1 OF 3



Chicago Title Insurance Company

TRUSTEES DEED ILLINOIS STATUTORY

THE GRANTOR(S), SHAMIKA S. SAUNDERS, not personally but as trustee of the "SSS LEGACY TRUST DATED JANUARY 21, 2021" of 11828 Brook Court, Frankfort, Illinois 60423, of the Village of Frankfort, County of Will, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim to PROSPEROUS PROPERTIES & DEVELOPMENT, LLC, a Illinois limited liability company of 11828 Brooke Court, Frankfort, Illinois 60423 of the County of Will all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 2230-101 AND PSU-14 IN THE 2200 WEST MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1853 AS DOCUMENT NO. 39021 AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864 AS DOCUMENT NO. 89932, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0824239056 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022.

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Permanent Real Estate Index Number(s): 17-07-329-050-1033; 17-07-329-050-1020
Address(es) of Real Estate: 2230 W. Madison, Unit 101, PSU-14, Chicago, IL 60612

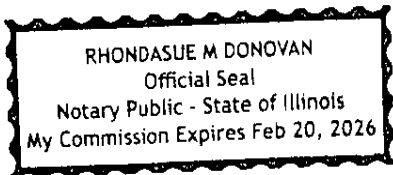
Dated this 20 day of December, 2022

Shamika Saunders (SEAL)
SHAMIKA S. SAUNDERS as trustee of
"SSS LEGACY TRUST DATED JANUARY 21, 2021"

STATE OF ILLINOIS, COUNTY OF Will ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SHAMIKA S. SAUNDERS whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of December, 2022



Rhondasue M. Donovan (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31-45,

REAL ESTATE TRANSFER TAX LAW

DATE: 12/20/22

Shamika Saunders
Signature of Buyer, Seller or Representative

Prepared By: John C. Clavio, Attorney
Clavio, Van Ordstrand & Associates, LLP
10277 W. Lincoln Highway
Frankfort, IL 60423

Mail To:
John C. Clavio, Attorney
Clavio, Van Ordstrand & Associates, LLP
10277 W. Lincoln Highway
Frankfort, IL 60423

REAL ESTATE TRANSFER TAX		11-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-07-329-050-1033	20230101625746	0-289-133-392

Name & Address of Taxpayer:
PROSPEROUS PROPERTIES & DEVELOPMENT, LLC
11828 Brooke Court
Frankfort, IL 60423

REAL ESTATE TRANSFER TAX		11-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-07-329-050-1033 | 20230101625746 | 1-558-172-496

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

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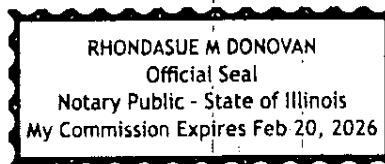
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/20/22

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent THIS 20 DAY OF December, 2022.



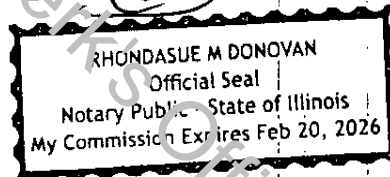
NOTARY PUBLIC [Handwritten Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/20/22

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent THIS 20 DAY OF December, 2022.



NOTARY PUBLIC [Handwritten Signature]