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TRUSTEE DEED ILLINOIS STATUTORY

Doc#: 2301741113 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2023 11:16 AM Pg: 1 of 4

Dec ID 20230101627328
ST/CO Stamp 0-139-555-664 ST Tax \$298.00 CO Tax \$149.00
City Stamp 1-196-282-704 City Tax: \$3,129.00

1900139
1 of 2

THE GRANTOR(S), Anuradha Koduri co trustee of the Koduri Revocable Trust dated August 15, 2019 and Prasadrao Koduri co trustee of the Koduri Revocable Trust dated August 15, 2019, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIM to Kevin R. Gustafson, all interest in the following described Real Estate situated in the County of Cook and the State of Illinois, to wit: *unmarried man*

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record private, public and utility easements and roads and highways, and general taxes for the year "2022 and subsequent years; all rights easements, restrictions, conditions and reservations of record or contained in the Declaration of Condominium Association recorded as document 0315027090; agreements of record, utility easements of record; together with the Illinois Condominium Property Act of Illinois, together with the tenements and appurtenances thereunto belonging.

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

Permanent Real Estate Index Number(s): 17-17-105-070-1074
Address(es) of Real Estate: 1200 W. Monroe St., Unit 615, Chicago, IL 60607

Dated 5 day January, 2023
this of

REAL ESTATE TRANSFER TAX		11-Jan-2023
	CHICAGO:	2,235.00
	CTA:	894.00
	TOTAL:	3,129.00 *

REAL ESTATE TRANSFER TAX		12-Jan-2023
	COUNTY:	149.00
	ILLINOIS:	298.00
	TOTAL:	447.00

17-17-105-070-1074 | 20230101627328 | 1-196-282-704

17-17-105-070-1074 | 20230101627328 | 0-139-555-664

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

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Koduri Anuradha
Anuradha Koduri co trustee of the Koduri Revocable Trust dated August 15, 2019

Prasadrao Koduri
Prasadrao Koduri co trustee of the Koduri Revocable Trust dated August 15, 2019

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY, Anuradha Koduri co trustee of the Koduri Revocable Trust dated August 15, 2019 and Prasadrao Koduri co trustee of the Koduri Revocable Trust dated August 15, 2019

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5 day of January 2023.



Rocio J. Montes
Notary Public

County Clerk's Office

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Prepared By: Law Office of George C. Xamplas
25 E Washington St. #700
Chicago, IL 60602

Mail To: 1200 W. MONROE ST. APT 615
CHICAGO, IL 60607

Name & Address of Taxpayer:

KEVIN GUSTAFSON

1200 W. MONROE ST. APT 615
CHICAGO, IL 60607

Property of Cook County Clerk's Office

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit [615] and (together with its Parking Space: limited common element Parking Space Number 82) and Parking Space Unit [n/a] in the Metro Condominium as delineated on a survey of the following described real estate:

Lots 13 and 14 in Assessor's Division of Block 3 and Sub-Lots 2, 3 and 4 in Assessor's Division of Lot 1 in Block 3, lying below a horizontal plane of +98.95 City of Chicago Datum, in Canal Trustees' Subdivision of the West Half of the West Half of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, (except that part thereof lying below a horizontal plane of +26.65 City of Chicago Datum and lying above a horizontal plane of +15.35 City of Chicago Datum, described as follows: beginning at the Southeast corner of said Lot 14; thence West along the South line of said Lot 14, a distance of 20.88 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, a distance of 28.34 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 10.29 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 26.46 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 24.53 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 15.98 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 2.07 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 38.82 feet to a point on the South line of said Lots 13 and 14; thence South 90 degrees 00 minutes 00 seconds East, a distance of 36.80 feet to the point of beginning, all in Cook County, Illinois.

Which survey is attached as Exhibit [B] to the Declaration of Condominium recorded as Document Number [0315027090], and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.