

22-65517

# UNOFFICIAL COPY

Doc#: 2302033083 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2023 10:00 AM Pg: 1 of 3

## TRUSTEE'S DEED ILLINOIS

Dec ID 20230101634906  
ST/CO Stamp 0-345-107-280 ST Tax \$161.00 CO Tax \$80.50

This instrument was prepared by:  
Mark J. Grotto, Esq.  
Grotto Law Offices, LLC  
655 W Irving Park Rd #811  
Chicago, Illinois 60613

THIS INDENTURE, made this 19<sup>th</sup> day of December, 2022 by **ELIZABETH BAUM AND BENJAMEN BAUM**, AS CO-SUCCESSOR TRUSTEES OF THE SUSAN BAUM DECLARATION OF TRUST DATED JULY 27, 2020, hereinafter referred to as GRANTORS, and **SEETHA THOTAKURA and LIKHITA ALURU** hereinafter referred to as GRANTEES:

WHEREAS, GRANTORS are the duly acting Co-Successor Trustees of the **Susan Baum Declaration of Trust Dated July 27, 2020** with the full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREOFRE, the GRANTORS, not individually but as such Co-Successor Trustees, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby GRANT, SELL, and CONVEY unto THE GRANTEE **SEETHA THOTAKURA**, a single person and not a party to a civil union, and **LIKHITA ALURU**, a single person and not a party to a civil union, of 7524 Emerson St, Morton Grove, IL, not as Tenants in Common but as JOINT TENANTS, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

UNIT 2242-G IN THE CORINTHIAN CONDOMINIUM AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 1, 2 AND 3 IN BLOCK 92 IN NORTHWESTERN UNIVERSITY'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1872 AS DOCUMENT NUMBER 13724, IN BOOK 1 OF PLATS, PAGE 34, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF

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CONDOMINIUM MADE BY THE EVANSTON BANK, AN ILLINOIS CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MARCH 25, 1958 AND KNOWN AS TRUST NUMBER 518, RECORDED APRIL 21, 1976 AS DOCUMENT NUMBER 23458632 AND AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DELINEATED, DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED, AND IN SAID SURVEY), IN COOK COUNTY, ILLINOIS

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 11-07-115-024-1001

Address of Real Estate: 2242 Sherman Ave Unit G, Evanston, IL 60201

SUBJECT TO the following, if any: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Co-Successor Trustees, in and to the premises. TO HAVE AND TO HOLD said premises as joint tenants forever.

\*\*\*ACKNOWLEDGEMENTS TO FOLLOW\*\*\*

Grantee Name / Address

Send subsequent tax bills to:  
Likhita Aluru  
2242 Sherman Ave Unit G  
Evanston, IL 60201

Mail recorded document to:  
Nancy Sander Nowak  
8532 School St  
Morton Grove, IL 60053

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IN WITNESS WHEREOF, GRANTORS, as Co-Successor Trustees aforesaid, and not individually, has hereunto set his or her hand and seal this 19th day of Dec, 2022.

Elizabeth Baum, As Co-successor Trustees  
Elizabeth Baum, as Co-Successor Trustees  
of the Susan Baum Declaration of Trust  
Dated July 27, 2020

Benjamin Baum As Co-Successor Trustees  
Benjamin Baum, as Co-Successor Trustees  
of the Susan Baum Declaration of Trust  
Dated July 27, 2020

State of Virginia )  
County of Norfolk ) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Elizabeth Baum and Benjamin Baum<sup>(s/s)</sup> appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal

Subscribed and sworn to before me



this 19th day of Dec, 2022.

Sharon Simone Williams  
Sharon Simone Williams

Notary Public  
Electronic Notary Public  
Registration Number 7708430  
Commission Expiration 30 Sep 2024

Notarized online using audio-video communication

Doma Insurance Agency of Illinois, Inc.  
Commitment No.: 22-65517

033348

**CITY OF EVANSTON**

**Real Estate Transfer Tax**

**PAID DEC 27 2022**

**AMOUNT \$ 805.00**

Agent NK