

ATL-44732
TRUSTEE'S DEED

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Doc# 2302741146 Fee: \$98.00
Reserved for Recording
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2023 12:24 PM Pg: 1 of 5

Dec ID 20230101638849
ST/CO Stamp 0-450-398-032 ST Tax \$255.00 CO Tax \$127.50
City Stamp 0-525-371-216 City Tax: \$2,677.50

This indenture made this 23rd Day of **January, 2023** between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 16th day of **November, 2016** and known as Trust Number **8002373023** and party of the first part, and

CASSANDRA PRYOR

Whose address is:

125 E. 13th, Street
Unit 801,
Chicago, Illinois 60605

Party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Cook County**, State of Illinois, to wit:

FOR LEGAL DESCRIPTION SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Tax Number: 17-22-105-039-1135


Together with the tenements and appurtenances thereunto belonging.

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

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof. **IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY
as Trustee as Aforesaid

By: 
Assistant Vice President


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State of Illinois
County of Cook

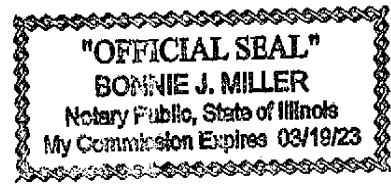
SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 23rd day of January, 2023



NOTARY PUBLIC



PROPERTY ADDRESS:
125 East 13th, Street
Unit 1315
Chicago, Illinois 60605

THIS INSTRUMENT WAS PREPARED BY:
5215 OLD ORCHARD ROAD
SUITE 425
SKOKIE, ILLINOIS 60077

SEND TAX BILLS TO:

Cassandra Pryor
125 E. 13th St, Unit 801
Chicago IL 60605

mail to:

Cassandra Pryor
125 E. 13th St. Unit 801
Chicago IL 60605

Acuity Title
5301 Dempster St., Suite 206
Skokie, IL 60077

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Address: 125 East 13th Street, Unit 1315 Chicago, IL 60605

Permanent Index No.: 17-22-105-039-1135

Legal Description:

PARCEL 1: UNIT 1315 IN THE MUSEUM PARK LOFTS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF CERTAIN LOTS, BLOCKS, STREETS AND ALLEYS AND PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH MICHIGAN AVENUE WITH THE SOUTH LINE OF ROOSEVELT ROAD AS DEDICATED PER DOCUMENT NUMBER 93954909, AS AMENDED FROM TIME TO TIME; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE 324.58 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE AS DEDICATED PER DOCUMENT NUMBER 93954909, AS AMENDED FROM TIME TO TIME; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 578.78 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET, AFORESAID 177.42 FEET TO THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, AFORESAID 134.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST 177.51 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, 134.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 13TH STREET LOFTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0402718082, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR CONSTRUCTIONS, MAINTENANCE AND REPAIR OF BALCONIES AS SET FORTH IN THE GRANT OF EASEMENT RECORDED SEPTEMBER 17, 2001 AS DOCUMENT 0010860394, AS AMENDED FROM TIME TO TIME.

PARCEL 3: THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-135, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0402718082.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	26-Jan-2023
CHICAGO:	1,912.50
CTA:	765.00
TOTAL:	2,677.50 *





17-22-105-039-1135 | 20230101638849 | 0-525-371-216

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

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REAL ESTATE TRANSFER TAX		26-Jan-2023
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50
17-22-105-039-1135 20230101638849		0-450-398-032