

# UNOFFICIAL COPY

Doc#: 2303255083 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/01/2023 01:26 PM Pg: 1 of 3

## TRUSTEE'S DEED

THIS INDENTURE, made between **KELLY A. MCCORMICK** ~~W/K/a~~ Kelly M. O'Gara and **TIMOTHY J. O'GARA**, Co-Trustees of the **KMC TRUST**, dated May 10, 2010 and as amended on December 3, 2012, ("Trustee") and **NICHOLAS J. REISH** ("Grantee"), individually, whose address is 1235 S Prairie Ave, #1009, Chicago, County of Cook, Illinois

Dec ID 20230101638718  
ST/CO Stamp 1-955-456-848 ST Tax \$35.00 CO Tax \$17.50  
City Stamp 1-226-794-832 City Tax: \$367.50

(Reserved for Recordors Use Only)

**WITNESSETH**, that the Trustee, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto the Grantee, the following described real estate, situated in the City of Chicago, County of Cook to wit:

(See Next Page for Legal Description)

TO HAVE AND TO HOLD the same unto the Grantee(s) as aforesaid forever and to the proper use, benefit and behoof of the Grantees forever.


SUBJECT TO: General taxes for 2022 and subsequent years and 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 acts done or suffered by Grantees.

Permanent Index Number (PIN): 17-22-110-125-1646  
Address of Real Estate: 1235 S Prairie Ave., Unit GU-360, Chicago, IL 60605

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 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) or record in said county affecting the real estate or any part thereof given to secure the payment of money and remaining unreleased as the date of delivery hereof.



22 GND 86300 3012

Chicago Title

REAL ESTATE TRANSFER TAX		01-Feb-2023
	CHICAGO:	262.50
	CTA:	105.00
	TOTAL:	367.50 *

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

REAL ESTATE TRANSFER TAX		01-Feb-2023
		COUNTY: 17.50
		ILLINOIS: 35.00
		TOTAL: 52.50

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Mail to: JOHN MANTIS  
1300 W Higgins Rd Ste 310  
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

NICHOLAS REISH  
1235 S PRAIRIE AVE # 1009  
CHICAGO, IL 60605

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IN WITNESS WHEREOF, the grantor, as Trustee as aforesaid, has hereunto set their hand and seal the day and year first below written.

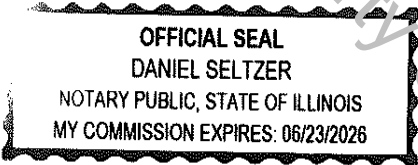
DATED this 27 day of JANUARY 2023

Kelly M. O'Gara f/k/a Kelly A. McCormick (SEAL) Timothy J. O'Gara (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
\_\_\_\_\_  
Kelly M. O'Gara, f/k/a Kelly A. McCormick as co-trustee as aforesaid  
\_\_\_\_\_  
Timothy J. O'Gara as co-trustee as aforesaid

State of Illinois, County of Cook

ss. I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Kelly M. O'Gara, f/k/a Kelly A. McCormick and Timothy J. O'Gara personally known to be to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of home stead.



Given under my hand and official seal, this 27 day of JANUARY 2023.

Commission expires 23 June 2024

This instrument was prepared by Daniel Seltzer, Attorney at Law, 2710 Euclid Ave., Berwyn, IL 60402

### LEGAL DESCRIPTION

of premises commonly known as

1235 S Prairie Ave., Unit GU-360, Chicago, IL 60607

PARCEL 1: GU-360, IN THE TOWER RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 1 IN KILEY S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE

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SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 29 SECONDS EAST, 0.41 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 45 SECONDS EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, 1.13 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST, 0.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 1.99 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 07 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 08 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 07 SECONDS WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST A DISTANCE OF 69.36 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL DATED JULY 20, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY MUSEUM PARK EAST, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO CHICAGO TITLE LAND TRUST COMPANY (FORMERLY KNOWN AS CHICAGO TITLE AND TRUST COMPANY) AS TRUSTEE UNDER A TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS.

PIN: 17-22-110-125-1646