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Doc#: 2307240050 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/13/2023 10:20 AM Pg: 1 of 3

Dec ID 20230201651802
ST/CO Stamp 2-010-103-632 ST Tax \$605.00 CO Tax \$302.50
City Stamp 0-936-361-808 City Tax: \$6,352.50

TRUSTEE'S DEED Statutory (Illinois) (Individual to Individual)

Above Space for Recorder's Use Only

This Indenture, made this 29 day of February, 2023, between DEBORAH A. ZALESIAK, as Trustee under the DEBORAH A. ZALESIAK LIVING TRUST under agreement dated January 29, 2014, GRANTOR, and SAMSON LAM, a MARRIED MAN, of 600 N FAULKNER CT, 2809, CHICAGO, IL 60611, GRANTEE

WITNESSETH, that said Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby grant sell and convey unto the Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF


P.I.N.: 17-10-221-019-0000

c/k/a: 441 North McClurg Court, Chicago, Illinois 60611

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



subject only to: 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.

- SIGNATURE PAGE FOLLOWS -

	CHICAGO:	4,537.50
	CTA:	1,815.00
	TOTAL:	6,352.50 *

17-10-221-019-0000 | 20230201651802 | 0-936-361-808

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

REAL ESTATE TRANSFER TAX		28-Feb-2023
	COUNTY:	302.50
	ILLINOIS:	605.00
	TOTAL:	907.50

17-10-221-019-0000

| 20230201651802 | 2-010-103-632

FD-221078 1961

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IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

Dated this 14th day of February, 2023

Deborah A. Zalesiak (SEAL)
DEBORAH A. ZALESIAK
as Trustee as aforesaid

State of Illinois }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DEBORAH A. ZALESIAK, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of February, 2023

Vincent R. Vidmer
NOTARY PUBLIC

My Commission Expires: September 30, 2024

This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640

VINCENT R. VIDMER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Sep 30, 2024

MAIL TO:
SAMSON LAM
600 N FAIRBANKS CT, 2509
CHICAGO, IL 60611

SEND SUBSEQUENT TAX BILLS TO:
SAMSON LAM
441 NORTH MCCLURG CT
CHICAGO IL 60611

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LEGAL DESCRIPTION

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE MASTER LEASE, EXECUTED BY THE CHICAGO DOCK AND CANAL TRUST, AN ILLINOIS BUSINESS TRUST, AS LESSOR, AND OGDEN PARTNERS NORTH, INC. AN ILLINOIS CORPORATION AS LESSEE, DATED JANUARY 1, 1996 AND RECORDED MAY 23, 1996 AS DOCUMENT 96392436 AND AS CONTAINED IN LEASE ADDENDUM DATED MAY 12, 1996 RECORDED MAY 23, 1996 AS DOCUMENT 96392437 WHICH LEASE DEMISES THE LAND FOR A TERM OF YEARS BEGINNING JANUARY 1, 1996 AND ENDING DECEMBER 31, 2094 AND BY RESIDENTIAL LOT LEASE EXECUTED BY THE CHICAGO DOCK AND CANAL TRUST, AS LANDLORD, AND VALERIE ANN MCNEILL, AS TENANT, RECORDED DECEMBER 6, 1996 AS DOCUMENT NO. 96926598:

(A) PARCEL 1:

THAT PART OF THE NORTH 15.0 FEET OF THE SOUTH 94.93 FEET LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 58.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT: THE WEST 563.0 FEET OF BLOCK 5 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS.

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER PORTIONS OF THE COMMON AREAS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR EAST WATER PLACE RECORDED AS DOCUMENT 96865968.

P.I.N.: 17-10-221-019-0000

c/k/a: 441 North McClurg Court, Chicago, Illinois 60611