/ራ224/ያ የ TRUSTEE'S DEED

UNOFFICIAL COPY

Doc#. 2308008175 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/21/2023 12:50 PM Pg: 1 of 2

Dec ID 20230301676689

ST/CO Stamp 0-168-184-016 ST Tax \$610.00 CO Tax \$305.00

City Stamp 1-969-572-048 City Tax: \$6,405.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 10th day of March, 2023 by Nissim Daunov and Brigitte Daunov, Trustees of the Nissim Daunov Living Trust dated June 5, 1998 and any amendments thereto, hereinafter referred to as Grantors, and Sylvia D. Oliveira of 540 S. State Street, Unit 2708, Chicago, Illinois 60654, hereinafter referred to as Grantee:

An unwarried person

WHEREAS, Granto, are the duly acting Trustees under the provisions of a Trust Agreement dated June 5, 1998 and known as Nissim Daunov Lying Trust dated June 5, 1998, with full power and authority to execute this instrument pursuant to the trust instrument received to herein.

NOW, THEREFORE, the Grance's, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby Grant, Sell and Convey to: Sylvia De Oliveira, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 530 N Lake Shore Dr. 1808, Charago, IL 60611, legally described as:

Parcel 1:

Unit 1808 in 530 Lake Shore Drive Condominium, as delineated on a survey cita parcel of land comprised of:

The East Half of Lot 43 in Circuit Court Partition of the Ogden Estates Subdivision of Part of Blocks 20, 31 and 32 in Kinzie Addition to Chicago in the North Half of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; and Lot 44 in Circuit Court Partition of Ogden Estates Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in the North Half of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, except that part thereof described as follows:

Beginning at the Southeast comer of said Lot 44; Thence West along the South line of said Lot, a distance of 109.149 feet; Thence Northeasterly along a straight line which forms an angle of 30 degrees 02 minutes 48 seconds, as measured from the Fast to the Northeast from the last described line, a distance of 24.355 feet; Thence East along a straight line, which forms an angle of 150 degrees, a measured from the Southwest through the South and East to the Northeast from the last described line, a distance of 29.887 feet to a point of curve, Thence Northeasterly along a straight line, a distance of 75.639 feet to a point on the North line of said Lot, said point being 22.056 feet West of the Northeast corner of said Lot; Thence East along said North line, a distance of 22.056 feet to the Northeast corner of said Lot; Thence South along the Past line of said Lot to the point of beginning, in Cook County, Illinois:

which survey (the "Plat") is attached as Exhibit "D" to the Declaration of Condominium Ownership for 530 Lake Shore Drive Condominium recorded in Cook County, Illinois on July 31, 2003 as Document Number 0321245006 (the "Declaration"), together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space 723, limited common element, as delineated on the plat and as described in subparagraph 8(a) of the Declaration, aforesaid, and as amended from time to time.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2022 and subsequent years.

Permanent Index Number:

17-10-211-024-1094

Address of Real Estate:

530 N Lake Shore Dr, 1808, Chicago, IL 60611

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TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, have hereunto set their hand and seal the day and year first above written.

Nissim Dannov, Trustee

Brigitte Daunov, Trustee

STATE OF ILLINOIS

) ss

COUNTY OF COOK

I, the undersigned a Hotary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nissim Daunov and Brigitte Faunov, not personally, but as Trustees under the provisions of a Trust Agreement dated June 5, 1998 and known as Nissim Daunov Living Trust dated June 5, 1998, personally known to me to be the same persons whose names are subscriber to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this

OFFICIAL SEAL RENEE BOURDON

Notary Public - State of ffin<u>ois</u> My Commission Expires 07/29/2026

10h of MARCH, 2023

WOLARY PUBLIC

This instrument was prepared by: Robert J. Di Silvestro, DiSilvestro and Associates, 5231 N. Harlem Avenue, Chicago, Illinois 60656

MAIL TO:

Nichole Capraro, Attorney at Law 1010 Lake Street Suite 612 Oak Park, IL 60301

SEND SUBSEQUENT TAX BILLS TO:

Sylvia De Oliveira 530 N Lake Shore Dr 1808 Chicago, IL 60611

| REAL ESTATE TRANSFER TAX | | 21-Mar-2023 |
|--------------------------|----------|-------------|
| <i>A</i> 120. | CHICAGO: | 4,575.00 |
| | GTA: | 1,830.00 |
| | TOTAL: | 6,405.00 * |
| | 7-11-1 | |

17-10-211-024-1094 20230301676689 1-969-572-048

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

| RI | REAL ESTATE TRANSFER TAX | | | 21-Mar-2023 |
|----|--------------------------|--|--------------------------------|-------------|
| | | | COUNTY: | 305.00 |
| | | | illinois: | 610.00 |
| | 6.5 | | TOTAL: | 915.00 |
| | 17-10-211-024-1094 | | 20230301676689 0-168-184-016 | |

7/7/Cc