

UNOFFICIAL COPY

Doc#: 2309706323 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2023 03:50 PM Pg: 1 of 3

TRUSTEE'S DEED (ILLINOIS)

Dec ID 20230301668897
ST/CO Stamp 1-082-489-040 ST Tax \$425.00 CO Tax \$212.50
City Stamp 1-703-180-496 City Tax: \$4,462.50

FD-23-0045
1/13

THE GRANTOR Elena C. Sznajder, as Trustee of the ECS Trust dated February 24, 2011, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, CONVEYS AND WARRANTS to Michael Lehman, Unmarried Man, and Rachel Freeman, an unmarried woman, as Joint Tenants, of 3033 N. Sheridan Rd., Unit 805, Chicago, IL 60657 all interest in the following described real estate commonly known as 3200 N. Lake Shore Dr., Unit 805, Chicago, IL 60657, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto.

Permanent Real Estate Index Number(s): 14-21-314-048-1060

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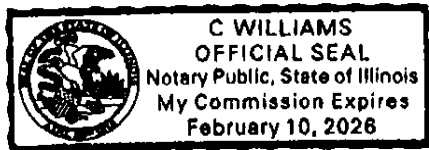
Dated this 1 day of March, 2023.

X *Elena C. Sznajder* (Seal)
Elena C. Sznajder, as Trustee of the ECS
Trust dated February 24, 2011

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elena C. Sznajder, as Trustee of the ECS Trust dated February 24, 2011 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 it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 1 day of March, 2023.



C Williams
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:
~~Collins & Burton, Ltd.
1300 W. Belmont Ave., Suite 405
Chicago, IL 60657~~



SEND SUBSEQUENT TAX BILLS TO:
Michael Lehman and Rachel Freeman
3200 N. Lake Shore Dr., Unit 805
Chicago, IL 60657

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EXHIBIT "A"


Parcel 1:



Unit No. 805 as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel); that part of original Lots 27 and 28 in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows: to wit:

Beginning at a point in the South line of Melrose Street, 148 feet 6.5 inches West of the intersection of the South Line of Melrose Street and the West Line of Sheridan Road;
 Thence South 101 feet 6.5 inches along a line parallel with the West Line of Lot 27 in Pine Grove aforesaid and 1098 feet 7.5 inches East of the East Line of Evanston Avenue;
 Thence East 9 feet more or less to a point 139 feet 7 inches West of and parallel to the West Line of Sheridan Road; Thence South on said line to a point in the North Line of Belmont Avenue (being a line 33 feet North of the South Line of original Lot 28 in Pine Grove) 139 feet 7 inches West of the West Line of Sheridan Road; Thence East along the North Line of Belmont Avenue, 139 feet 7 inches to the West Line of Sheridan Road; Thence North along the West Line of Sheridan Road 331 feet 1 inch to the South Line of Melrose Street; Thence West along the South Line of Melrose Street, 148 feet 6.5 inches to the point of beginning, in Cook County, Illinois, together with the buildings improvements located thereon, in Cook County, Illinois. Which survey is attached as Exhibit 'A' to Declaration of Condominium Ownership for Harbor House Condominium Association, made by La Salle National Bank, a National Banking Association, as Trustee under Trust Agreement dated February 20, 1976 and known as Trust Number 50400 and recorded in the office of the recorder of Deeds of Cook County, Illinois as Document No. 23481866 together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Parcel 2:

Easements Appurtenant to Parcel 1 as created by a Document dated September 17, 1951 and recorded September 26, 1951 as Document 15178910 and as amended by an agreement recorded July 19, 1967 as Document 20201519, for Ingress and Egress, in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		05-Apr-2023
	CHICAGO:	3,187.50
	CTA:	1,275.00
	TOTAL:	4,462.50 *
14-21-314-048-1060 20230301668897 1-703-180-496		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-Apr-20 23
	COUNTY:	212.50
	ILLINOIS:	425.00
	TOTAL:	637.50
14-21-314-048-1060 20230301668897 1-082-489-04		