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23101220040

TRUSTEE'S DEED

THE GRANTORS,
Karen Cafferty, as Trustee of
the Karen Cafferty Trust Agreement
dated May 1, 2020

Doc# 2310122004 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/11/2023 10:31 AM PG: 1 OF 4

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to

Kanokwan Bishop and
Nicholas Lozier, C.
husband and wife,

unmarried persons,
a.F. - Chicago, Illinois

Joint tenants
As ~~Tenants by the Entirety~~, the following described Real Estate situated in the County of Cook,
in the State of Illinois, to wit:

PARCEL 1: UNIT 212 AND PHC-1 IN THE MADISON CLUB CONDOMINIUMS AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS
14, 15, 16, 17, 18, 19, 20 AND 21 IN HAYES' SUBDIVISION OF BLOCK 2 IN THE CANAL
TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PROPERTY, TAKEN AS A
TRACT, THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 15.29 FEET
ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE 28.02
FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES OF
THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST
CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS
EAST ALONG THE NORTH LINE THEREOF 6.50 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES, 15 MINUTES, 54 SECONDS EAST 38.0 FEET; THENCE
NORTH 90 DEGREES EAST 146.0 FEET; THENCE NORTH 00 DEGREES, 15 MINUTES,
54 SECONDS WEST 38.0 FEET; THENCE NORTH 90 DEGREES WEST 146.0 FEET TO THE
POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS
ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM WHICH IS
RECORDED AS DOCUMENT NUMBER 0011163150, TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY,
ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS,
USE AND ENJOYMENT AS CREATED BY OPERATING AGREEMENT AND

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

23156329 1/2

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DECLARATION RECORDED DECEMBER 10, 2001 AS DOCUMENT NUMBER 0011163149.

STREET ADDRESS: 1155 W. Madison Street, Unit 212, Chicago, IL 60607

PERMANENT TAX INDEX NUMBER: 17-17-200-026-1011 & 17-17-200-026-1108



Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

This Deed is executed pursuant to and in the exercise of the powers and authority granted to and vested in said trustee by the terms of said deed into trust delivered to said Trustee in pursuance of the Trust agreement above mentioned.

REAL ESTATE TRANSFER TAX		10-Apr-2023
	CHICAGO:	3,570.00
	CTA:	1,428.00
	TOTAL:	4,998.00 *

17-17-200-026-1011 | 20230401687264 | 0-066-634-960

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

REAL ESTATE TRANSFER TAX		10-Apr-2023
 	COUNTY:	238.00
	ILLINOIS:	476.00
	TOTAL:	714.00

17-17-200-026-1011 | 20230401687264 | 1-660-953-808

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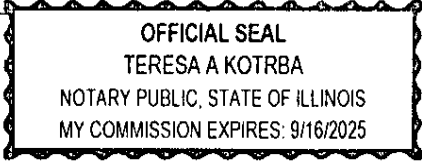
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 20 day of March, 2023.

The Karen Cafferty Trust dated May 1, 2020

Karen Cafferty

Karen Cafferty, Trustee



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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Karen Cafferty, personally known to me to be the same people whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 20 day of March, 2023.

Teresa A Kotrba
Notary Public

The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.



My commission expires: 9/16/25

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Send subsequent tax bills to:
Kanokwan Bishop & Nicholas Lozier
1155 W. Madison Street, Unit 212
Chicago, IL 60607

Mail to:
Kanokwan Bishop & Nicholas Lozier
1155 W. Madison Street, Unit 212
Chicago, IL 60607

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