

UNOFFICIAL COPY

Doc#: 2310219030 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2023 10:44 AM Pg: 1 of 5

Dec ID 20230401693126
ST/CO Stamp 0-127-608-016 ST Tax \$396.00 CO Tax \$198.00
City Stamp 1-384-555-728 City Tax: \$4,158.00

TRUSTEES DEED


Grantor, James Russell, as Trustee of the James Russell Living Trust dated April 2, 2018, as to an undivided one-half interest; and Mary E Russell, as Trustee of the Mary E Russell Living Trust dated April 2, 2018, as to an undivided one-half interest of 130 S. Canal Street, Unit 617, Chicago, Illinois, for and in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Louis Gerhardy, III, UNMARRIED of CHICAGO, IL, the Real Estate located at and commonly known as:

130 S. Canal Street, Unit 617, Chicago, Illinois 60606;

P.I.N.: 17-16-108-033-1121



Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

REAL ESTATE TRANSFER TAX	11-Apr-2023
	CHICAGO: 2,970.00
	CTA: 1,188.00
	TOTAL: 4,158.00 *

17-16-108-033-1121 | 20230401693126 | 1-384-555-728

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


REAL ESTATE TRANSFER TAX	11-Apr-2023
 	COUNTY: 198.00
	ILLINOIS: 396.00
	TOTAL: 594.00

17-16-108-033-1121 | 20230401693126 | 0-127-608-016

Chicago Title 232503771 4/12/23 LOST 1 COPY

UNOFFICIAL COPY

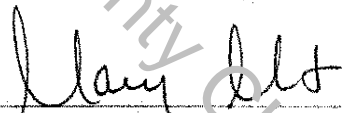
James Russell, as Trustee of the James Russell Living Trust dated April 2, 2018, as to an undivided one-half interest; and


James Russell

STATE OF Illinois
COUNTY OF COOK SS.

I, MARY MUNDELL, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that James Russell, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5 day of April, 2023


NOTARY PUBLIC



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Mary E Russell, as Trustee of the Mary E Russell Living Trust dated April 2, 2018, as to an undivided one-half interest

Mary E Russell
Mary E. Russell

STATE OF Illinois

COUNTY OF Cook

I, Mary Mundell, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Mary E. Russell, personally known to me to be the same persons whose name is subscribed in 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.

GIVEN under my hand and official seal, this 05 day of April, 2023.

Mary Mundell
NOTARY PUBLIC



Cook County Clerk's Office

UNOFFICIAL COPY

Mail Deed:

LOUIS HERZILANSKY
130 S. CANAL ST, UNIT 617
CHICAGO, IL 60606

Mail Tax Bill:

LOUIS HERZILANSKY
130 S. CANAL ST, UNIT 617
CHICAGO, IL 60606

This instrument was prepared by:
Nanit Bammi, Esq
Bammi Law Group LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23LS03771LP

For APN/Parcel ID(s): 17-16-108-033-1121

PARCEL 1:

UNIT 617 IN THE METROPOLITAN PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99214670, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-65, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99214670.

PARCEL 3:

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 99214669 OVER, UPON AND UNDER PREMISES DESCRIBED THEREIN.

Clerk's Office