

23-65630

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**TRUSTEES' DEED
ILLINOIS STATUTORY**

Doc#. 2310406175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/14/2023 04:01 PM Pg: 1 of 3

Dec ID 20230401696539
ST/CO Stamp 1-996-068-048 ST Tax \$725.00 CO Tax \$362.50
City Stamp 1-585-501-392 City Tax: \$7,612.50

THE GRANTOR(S), Carol Axelrod, *a married individual, Trustee of the Carol Axelrod Trust dated June 20, 1991, for and in consideration of TEN DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIM to Nicole Larson and Crister Larson, husband and wife, not as tenants in common and not as joint tenants but as tenants by the entirety all interest in the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof

Permanent Real Estate Index Number(s): 17-04-413-021-1172 and 17-04-413-021-1246
Address(es) of Real Estate: 1122 N Dearborn Street, Unit #20H and Parking Space P142, Chicago, IL 60610

*This is not homestead property.

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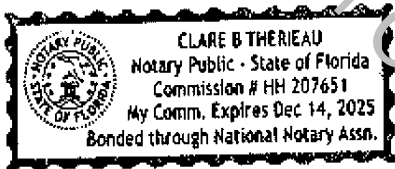
Dated this 28th day of March, 2023

Carol Axelrod
Carol Axelrod, Trustee

STATE OF FLORIDA, COUNTY OF SARASOTA ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carol Axelrod, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 28th day of March, 2023



Clare Theriau (Notary Public)

Prepared By:

Dana C. Siragusa
Siragusa Law
25 E. Washington Suite 700
Chicago, Illinois 60602

Mail To:

Ernie Rice
11 S. Dutton Ave.
Arlington Heights, IL 60005

Name & Address of Taxpayer:

Chster Larson + Nicole Larson
1122 N Dearborn St. Unit 20 H + P142
Chicago, IL 60610

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15826-23-65630-IL

Property Address: 1122 N. Dearborn St., 20H, Chicago, IL 60610
Parcel ID: 17-04-413-021-1172, 17-04-413-021-1246 and

PARCEL 1:

UNIT NO. 20H AND PARKING SPACE P142 IN 1122 NORTH DEARBORN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF THE NORTH 10.00 FEET OF LOT 18 AND ALL OF LOTS 19, 20 AND 21 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, 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 99598623; AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY WHICH IS ATTACHED TO SAID UNIT 20H A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99598623; AND AMENDED FROM TIME TO TIME.