

UNOFFICIAL COPY

Doc#. 2310913046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2023 10:59 AM Pg: 1 of 3

**ILLINOIS STATUTORY
WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL**

Dec ID 20230301680532
ST/CO Stamp 1-975-392-464 ST Tax \$340.00 CO Tax \$170.00
City Stamp 1-438-521-552 City Tax: \$3,570.00

RETURN TO:

Law Offices of T. Nicholas Tyszka
P.O. Box 398
Hinsdale, IL 60522-0398

SEND SUBSEQUENT TAX BILLS TO:

Custer Family Trust
707 S. Vine St
Hinsdale, IL 60521-4457

Recorder's Stamp

THE GRANTOR(S), CAROL MARSHALL AND GREGG BENTLER, wife and husband of 2354 Kent Ct, NE, Iowa City, IA, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Convey(s) and Warrant(s) TO: STEPHEN H. CUSTER AND DENISE T. CUSTER, AS TRUSTEES OF THE CUSTER FAMILY TRUST DATED AUGUST 22, 2008** of 707 S. Vine St., in the City of Iowa City, State of Iowa, the following described Real Estate, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: 360 E. RANDOLPH ST., UNIT 3806, CHICAGO, IL 60601
Permanent Identification No. (s): 17-10-318031-1269 Vol No. 591

Subject to: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and general real estate taxes not due and payable at the time of closing.

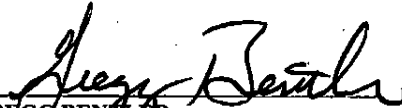
Situated in the City of Chicago, County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

FIRST AMERICAN TITLE
FILE# AF1032833

Dated this 21st day of March 2023.
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CAROL MARSHALL



GREGG BENTLER


State of Iowa)

) SS

County of Johnson)

The undersigned, a Notary Public in and for said county, in the State aforesaid, DOES HEREBY CERTIFY that CAROL MARSHALL AND GREGG BENTLER are, personally known to me to be the same who subscribed to the foregoing instrument, appeared before me this day in person and acknowledged the signature, seal and delivery of the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of March 2023.



Notary Public
Commission Expires: 26 Dec 2023



AFFIX TRANSFER STAMPS ABOVE

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph ____, Section 4 of said Act.

_____, Date: _____, 20__
Buyer, Seller, or Representative

This instrument was prepared by:

Anne C. Grow, Attorney At Law, 830 W. Route 22, #236, Lake Zurich, IL 60047 (630) 240-0065

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 3806 IN THE BUCKINGHAM PRIVATE RESIDENCES CONDOMINIUM, AS DELINEATED ON SURVEY OF THE

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FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE LANDS LYING EAST OF AND ADJOINING NORTH DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE, EXTENDED EAST, OF EAST RANDOLPH STREET, WITH A LINE 564.001 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE, AND A SOUTHWARD EXTENSION THEREOF, OF NORTH COLUMBUS DRIVE, 110 FEET WIDE, AS SAID NORTH COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 5TH DAY OF JUNE, 1972, AS DOCUMENT NUMBER 21925615, AND RUNNING THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 72.191 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE A DISTANCE OF 42.00 FEET; THENCE NORTH ALONG A LINE 606.001 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF NORTH COLUMBUS DRIVE, A DISTANCE OF 105.00 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE A DISTANCE OF 179.065 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH FIELD BOULEVARD, 98.00 FEET WIDE, AS SAID NORTH FIELD BOULEVARD WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON DECEMBER 17, 1986 AS DOCUMENT 86597179 AND IS LOCATED AND DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 17TH DAY OF SEPTEMBER, 1969; THENCE SOUTH ALONG SAID WEST LINE OF NORTH FIELD BOULEVARD A DISTANCE OF 153.574 FEET TO A POINT 20.00 FEET, MEASURED ALONG A SOUTHWARD EXTENSION OF SAID WEST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID SOUTHWARD EXTENSION OF SAID WEST LINE WITH THE NORTH LINE, EXTENDED EAST OF SAID EAST RANDOLPH STREET; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 28.17 FEET TO A POINT ON SAID NORTH LINE, EXTENDED EAST, OF EAST RANDOLPH STREET, A DISTANCE OF 20.00 FEET, MEASURED ALONG SAID NORTH LINE, EXTENDED EAST OF EAST RANDOLPH STREET, WEST FROM THE POINT OF INTERSECTION OF SAID NORTH LINE, EXTENDED EAST, WITH THE SOUTHWARD EXTENSION OF SAID WEST LINE OF NORTH FIELD BOULEVARD; AND THENCE WEST ALONG SAID NORTH LINE OF EAST RANDOLPH STREET EXTENDED EAST, A DISTANCE OF 201.095 FEET TO THE POINT OF BEGINNING WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94993981, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 25, 1994 AND KNOWN AS TRUST NUMBER 118330-01 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 94993981, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P2-53, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 94993981 AND AMENDED NOVEMBER 1, 2000 AS DOCUMENT NUMBER 00860203.

Note: For informational purposes only, the land is known as : 360 E. Randolph St, Unit 3806 Chicago, IL 60601