

UNOFFICIAL COPY

Doc#. 2311628002 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2023 09:21 AM Pg: 1 of 2

Dec ID 20230401695423
ST/CO Stamp 0-270-322-896 ST Tax \$500.00 CO Tax \$250.00
City Stamp 1-386-548-432 City Tax: \$5,250.00

TRUSTEE'S DEED

(ILLINOIS)

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No. 23157385

THIS INDENTURE, made this 12th day of April, 2023, of the City of Chicago, between Anne Frances Pax, as Trustee of the Anne F. Pax Trust dated July 29, 2010, Grantor, and Opella Ernest, as Trustee of the Opella Ernest Trust, Grantee(s) 2256 Pebble Creek Drive, Lisle, IL 60532.

Living

**~~Living~~ Dated 11-25-14

Frances
AFF

*Finley

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do (s) hereby convey and Warrants unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

PARCEL 1: UNIT 401 IN THE MICHIGAN AVENUE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARTS OF LOTS IN BLOCK 20 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF B-80, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 98774537.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AUGUST 31, 1998 AS DOCUMENT NO. 98774537.

Commonly known as: 910 S Michigan Ave Unit 401, Chicago, IL 60605

Permanent tax number: 17-15-307-036-1001

SUBJECT TO: General Real Estate Taxes for the second installment of 2022 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the

UNOFFICIAL COPY

current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part 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 enabling: This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

Anne Frances Pax (Seal)
as Trustee, aforesaid

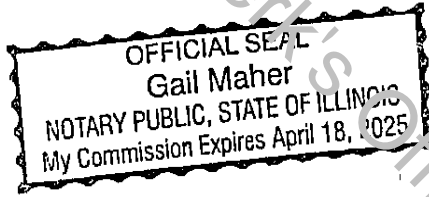
State of Illinois, County of Cook ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Anne Francis Pax personally known to me to be the same person who's 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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of April, 2023

Commission expires 4/18, 2025.

Gail Maher
NOTARY PUBLIC



This Instrument was prepared by:
Jason C. Schram
8501 W. Higgins Rd, Ste. 270
Chicago IL 60631

SEND SUBSEQUENT TAX BILLS TO:

Opella Ernest Trustee
910 S Michigan Ave Unit 401
~~Chicago IL 60605~~
2251e Pebble Creek DR
Lisle, IL 60532

MAIL TO:

Opella Ernest Carmen A. Gaspero
910 S Michigan Ave Unit 401 2001 Butterfield Rd
~~Chicago, IL 60605~~ Ste 102a
Downers Grove, IL
60515

REAL ESTATE TRANSFER TAX		18-Apr-2023
	CHICAGO:	3,750.00
	CTA:	1,500.00
	TOTAL:	5,250.00 *
17-15-307-036-1001 20230401695423 1-386-548-432		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		18-Apr-2023
	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00
17-15-307-036-1001 20230401695423 0-270-322-896		