

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

**Prepared By and
Return Recorded To:**
Stuart E. Grass, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street, Suite 1900
Chicago, IL 60661

Send Subsequent Tax Bills To:
PEARL 1040 LLC
1922 N. Wood Street
Chicago, IL 60622

Doc#. 2311806009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2023 09:11 AM Pg: 1 of 5

Dec ID 20230401697385

City Stamp 1-412-166-864

(The Above Space for Recorder's Use Only)

THIS INDENTURE made this 2nd day of April, 2023, by and between **Robert C. Pearl** and **Stuart E. Grass**, not individually, but solely as Co-Trustees of the **Melvin E. Pearl Family Trust C/U the Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01 ("Grantor")**, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, WARRANTS and CONVEYS unto **PEARL 1040 LLC**, an Illinois limited liability company, whose mailing address is 1922 N. Wood Street, Chicago, Illinois 60622 ("**Grantee**"), the following described real estate in the County of Cook, in the State of Illinois, to be held by the grantee, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Address of Real Estate: 1040 N. Lake Shore Drive, Unit 28D
Chicago, Illinois 60611

Parcel Identification Number: 17-03-202-061-1096

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 the Property to Grantee, its successors and assigns, forever;

SUBJECT TO general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto.

This Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law.

Dated: April 2nd, 2023

Signed: _____

Grantor/Agent/Attorney

REAL ESTATE TRANSFER TAX

18-Apr-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-03-202-061-1096 | 20230401697385 | 1-412-166-864

- 1 -

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

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EFFECTIVE upon signing.

GRANTOR:

MELVIN E. PEARL FAMILY TRUST C/U THE
MELVIN E. PEARL LAKE SHORE DRIVE
TRUST U/A/D 12/21/01

Robert C. Pearl, not individually, but solely as
Co-Trustee of the Melvin E. Pearl Family Trust
C/U the Melvin E. Pearl Lake Shore Drive Trust
U/A/D 12/21/01

Stuart E. Grass, not individually, but solely as
Co-Trustee of the Melvin E. Pearl Family Trust
C/U the Melvin E. Pearl Lake Shore Drive Trust
U/A/D 12/21/01

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

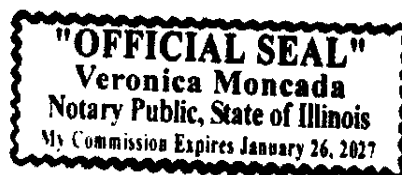
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert C. Pearl**, not individually, but solely as Co-Trustee of the **Melvin E. Pearl Family Trust C/U the Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01**, is personally known to me to be the same person whose name is subscribed to 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 seal this 2 day of April, 2023.

Commission expires: 4-26-2027

NOTARY PUBLIC

[SEAL]



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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

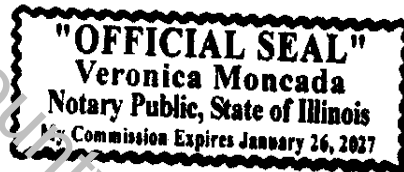
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Stuart E. Grass**, not individually, but solely as Co-Trustee of the **Melvin E. Pearl Family Trust C/U the Melvin E. Pearl Lake Shore Drive Trust U/A/D 12/21/01**, is personally known to me to be the same person whose name is subscribed to 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 seal this 2 day of April, 2023.

Commission expires: 1-26-2027

Veronica Moncada
 NOTARY PUBLIC

[SEAL]



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EXHIBIT A LEGAL DESCRIPTION

Unit 28 "D" as delineated on survey of the following described parcels of real estate (hereinafter referred to collectively as "parcel"):

Lots 1, 2, 3, 4 and 5 and that part of Lot 6 lying north of the south line of Lot 5 produced east to the east line of said Lot 6 heretofore dedicated as a public alley and now vacated by ordinance recorded as Document Number 19333014 in Owners Subdivision of Lot 14 in Block 1 in Potter Palmer Lake Shore Drive Addition to Chicago, together with Lots 1, 2 and 3 (except the south 3 ½ feet of said Lot 3) in Palmer and Bordens Resubdivision of Lots 15, 16 and 18 in Block 1 of the aforesaid addition being a subdivision of part of Blocks 3 and 7 of Canal Trustees' Subdivision of the south fractional half of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian.

Also, Lot 4 and the south 3 ½ feet of Lot 3 and the east 3 feet of Lot 5 in aforesaid Palmer and Bordens Resubdivision which lies north of a line coincident with the south line of Lot 4 in the aforesaid Owners Subdivision of Lot 14 in Block 1 of Potter Palmer Lake Shore Drive Addition to Chicago, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Carlyle Apartments, Inc., recorded in the Recorder's Office of Cook County, Illinois as Document Number 19899524, together with its undivided percentage interest in said parcel (excepting from said parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), all in Cook County, Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

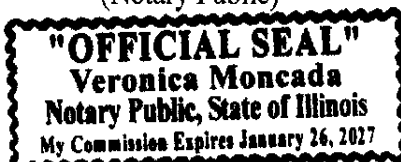
Dated: April 2, 2023

Signature: _____

Grantor/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 2 day of April, 2023

Veronica Moncada
(Notary Public)



The grantee or their agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

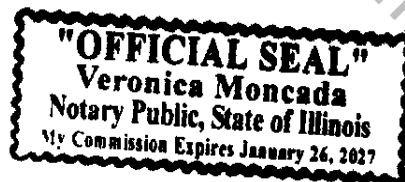
Dated: April 2, 2023

Signature: _____

Grantee/Agent/Attorney

Subscribed and sworn to before me by the said Agent this 2 day of April, 2023

Veronica Moncada
(Notary Public)



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]