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Doc#: 2315045139 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 04:15 PM Pg: 1 of 3

Dec ID 20230501617587
ST/CO Stamp 1-721-412-304 ST Tax \$530.00 CO Tax \$265.00
City Stamp 1-801-480-912 City Tax: \$5,565.00

2023-01536-PT

TRUSTEE'S DEED ^{1/2}
(ILLINOIS)

Prepared By:
Justin F. Polach
Bischoff Partners, LLC
217 N. Jefferson, Ste. 600
Chicago, IL 60661

After Recording Mail To:
Kristen Duffy
130 N Garland Ct
Apt. 4702,
Chicago, Illinois 60602

Grantee's Address and
Send Subsequent Tax Bills:
David K. Schmitt
4600 N. Mason Montgomery Road
Mason, Ohio 45040

The Above Space For Recorder's Use Only

This Agreement, made this 19 day of May 2023, between Margaret Brady and Roberta Anne Brady, Successor Co-Trustees of The Lane Brady Trust Dated September 9, 2004, the Grantor, David K. Schmitt, as Trustee of The Schmitt Daughters II Irrevocable Trust dated December 31, 2012, the Grantee.

WITNESSES: The Grantor in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, forever, in fee simple the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

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

Sale and purchase of the real estate in its "As Is" condition.

Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number: 17-04-218-048-1064

Address of real estate: 1301 North Dearborn Street, Unit 1107, Chicago, IL 60610

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IN WITNESS WHEREOF, the Grantor, as Successor Co-Trustees aforesaid, does hereunto set its hands and seal the day and year first written above.

Margaret Brady (Seal)

Margaret Brady, Successor Co-Trustee
of The Lane Brady Trust Dated September 9, 2004

Roberta Anne Brady (Seal)

Roberta Anne Brady, Successor Co-Trustee
of The Lane Brady Trust Dated September 9, 2004

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 Margaret Brady and Roberta Anne Brady are personally known to me to be the same persons whose name 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 19th day of may, 2023.

Commission Expires: 12/13/2025

Rachel Pyle
NOTARY PUBLIC



PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT 'A' LEGAL DESCRIPTION

UNIT 1107 IN THE WHITNEY CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND COMPRISED OF LOTS 5 AND 6 AND THE SOUTH 6.96 FEET OF LOT 7 IN SIMONS SUBDIVISION OF LOT 6 IN BRONSON'S ADDITION TO CHICAGO; LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 5 TOGETHER WITH SUB LOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO; AND LOTS 1 TO 5, BOTH INCLUSIVE, IN ALICE P. HOBROOK'S SUBDIVISION OF LOT 4 IN THE SUBDIVISION OF LOT 5 IN BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY (THE "PLAT") IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WHITNEY CONDOMINIUM RECORDED IN COOK COUNTY, ILLINOIS ON DECEMBER 31, 1996 AS DOCUMENT NO. 96-982956, AND AMENDED BY FIRST AMENDMENT RECORDED OCTOBER 1, 1997 AS DOCUMENT 97-730677 (AS SO AMENDED, THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND THE LIMITED COMMON ELEMENT(S) COMPRISED OF PARKING SPACE(S) NUMBERED 6 DELINEATED ON THE PLAT AND AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE DECLARATION IN COOK COUNTY, ILLINOIS.

PIN: 7-04-218-048-1064
COMMONLY KNOWN AS: 1301 North Dearborn Street, Unit 1107, Chicago, IL 60610

Property of Cook County Clerk's Office