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Doc#: 2315145282 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/31/2023 04:29 PM Pg: 1 of 3

Dec ID 20230501631192
ST/CO Stamp 1-597-020-880 ST Tax \$950.00 CO Tax \$475.00
City Stamp 1-264-622-288 City Tax: \$9,975.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

FILE PD 23-038941

THE GRANTORS Todd S. Parkhurst and Beverly Susler Parkhurst, husband and wife, of the City of Chicago, County of Cook County, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Lynn Robinson Phillips, as Trustee of the Third Amended and Restated Lynn Robinson Revocable Trust, dated December 13, 2022, of 1417 South Federal Street of the County of Cook County, all interest in the following described Real Estate situated in the County of Cook County in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions, restrictions of record, public and utility easements; acts done by or suffered through Buyer; ~~all special governmental taxes or assessments confirmed and unconfirmed~~; hom owners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing; **LANDLORDS RIGHTS AND OBLIGATIONS PURSUANT TO GROUND LEASES**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
Permanent Real Estate Index Number(s): 17-03-228-034-4010 and 17-03-228-035-4030
Address(es) of Real Estate: 270 East Pearson Street, Unit 403, Chicago, IL 60611

Dated this 18th day of MAY, 2023

Todd S. Parkhurst
Todd S. Parkhurst

Beverly Susler Parkhurst
Beverly Susler Parkhurst

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Todd S. Parkhurst and Beverly Susler Parkhurst personally known to me to be the same persons whose names 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.

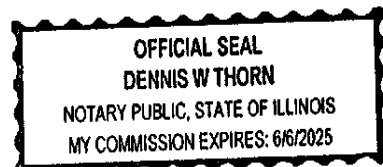
Given under my hand and official seal, this 18th day of MAY, 2023

Dennis W. Thorn (Notary Public)

Mail to:
**LYNN ROBINSON PHILLIPS
270 E. PEARSON, UNIT 403
CHICAGO, IL 60611**

Name and Address of Taxpayer:
Lynn Robinson Phillips, Trustee
270 East Pearson Street, Unit 403
Chicago, IL 60611

Prepared by:
Dennis W. Thorn & Associates
200 E. Randolph Street, Ste 5100
Chicago, IL 60601



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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 403 in the Belvedere Condominiums (as hereinafter described) together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(A) The leasehold estate, created by the instrument herein referred to as the lease, executed by: Northwestern University, a Corporation of Illinois, as LESSOR, and 270 East Pearson, L.L.C., an Illinois Limited Liability Company, as lessee, dated as of June 31, 2000, which lease was recorded August 2, 2000 as Document 000584667, and re-recorded August 11, 2000 as Document Number 00614549, and as amended by amendment to ground lease recorded March 2, 2001 as Document Number 0010169900 and as further amended by second amendment to ground lease dated as of May 20, 2004 and recorded May 20, 2004 as Document Number 0414131096, and by unit sublease recorded May 21, 2004 as Document Number 0414242160, which lease, as amended, demises the land (as hereinafter described) for a term of 99 years commencing July 31, 2000 (except the buildings and improvements located on the land); and

(B) Ownership of the buildings and improvements, located on the following described land: certain lots in the residences on Lake Shore Park Subdivision, being a subdivision of part of Lots 91 to 98 in lake shore drive addition to Chicago, a subdivision of part of Blocks (4 and 20 in Canal Trustees' Subdivision of the South fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as an exhibit to the Declaration of Condominium recorded May 20, 2004 as Document Number 0414131100, 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 Storage Space S10, a limited common element, as delineated on the survey attached to the declaration of condominium aforesaid.

Parcel 3:

Parking Unit P30 in the 270 East Pearson Garage Condominiums (as hereinafter described) together with its undivided percentage interest in the common elements which parking unit is comprised of.

(A) The leasehold estate, created by the instrument herein referred to as the lease, executed by: Northwestern university, a corporation of Illinois, as lessor, and 270 East Pearson, L.L.C, an Illinois Limited Liability Company as lessee, dated May 20, 2004, which lease was recorded May 20, 2004 as Document 0414131097, and by unit sublease recorded May 21, 2004 as Document Number 0414242222, which lease, as amended, demises the land (as hereinafter described) for a term of 95 years commencing May 20, 2004 (except the buildings and improvements located on the land), and

(B) Ownership of the buildings and improvements located on the following described land: and certain lots in the residences on Lake Shore Park Subdivision, being a subdivision of part of Lots 91 to 98 in Lake Shore drive addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal, Meridian, which survey is attached as an exhibit to the Declaration of Condominium recorded may 20, 2004 as Document Number 0414131101, as amended from time to time, together with its undivided percentage interest in the common elements all in Cook County, Illinois.

Parcel 4:


Non-exclusive easements for the benefit of Parcels 1, 2 and 3 for ingress, egress, use, enjoyment and support as set forth in the declaration of covenants, conditions, restrictions and easements recorded as Document Number 0414131098.



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Parcel 5:

Non-exclusive easements for the benefit of Parcel 3 for ingress, egress, use, enjoyment and support as set forth in the declaration of covenants, conditions, restrictions and easements recorded as Document Number 0317834091.

PIN(S): 17-03-228-034-4010, 17-03-228-035-4030

REAL ESTATE TRANSFER TAX		31-May-2023
	CHICAGO:	7,125.00
	CTA:	2,850.00
	TOTAL:	9,975.00 *
17-03-228-034-4010 20230501631192 1-264-622-288		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		31-May-20 23
	COUNTY:	475.00
	ILLINOIS:	950.00
	TOTAL:	1,425.00
17-03-228-034-4010 20230501631192 1-597-020-888		

Property of Cook County Clerk's Office