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Doc# 2316313113 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/12/2023 10:04 AM Pg: 1 of 3

Dec ID 20230501635117
ST/CO Stamp 1-124-661-968 ST Tax \$1,250.00 CO Tax \$625.00
City Stamp 1-648-589-520 City Tax: \$13,125.00

BW230605177
2491

TRUSTEE'S DEED (Illinois)

THIS INDENTURE, made this 23rd day of MAY, 2023, between MICHELLE M. MACARTHY, not individually but as Trustee of the MICHELLE M. MCCARTHY 2014 LIVING TRUST dated May 21, 2014, of the City of Chicago, County of Cook, State of Illinois, Grantor, and PATRICK E. DOWD and CATHERINE DOWD, husband and wife, as _____, of the City of Chicago, County of Cook, State of Illinois, Grantees,

WITNESSETH, that Grantor, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the powers and authorities the Grantor hereunto enabling, do hereby convey and warrant unto the Grantees the following described real estate, situated in the County of _____ and State of Illinois, to wit:


SEE ATTACHED EXHIBIT "A"

together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and b/law, if any; and general real estate taxes not yet due and payable.

Permanent Real Estate Index Number(s): 17-04-218-051-1012 and 17-04-218-051-1062
Address of Real Estate: 1300 N. State Pkwy., Unit 402 & P54, Chicago, IL 60610

IN WITNESS WHEREOF, the Grantor, as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.


MICHELLE M. MCCARTHY, Trustee
MICHELLE M. MCCARTHY 2014 LIVING TRUST
dated May 21, 2014

REAL ESTATE TRANSFER TAX 08-Jun-2023



CHICAGO: 9,375.00
CTA: 3,750.00
TOTAL: 13,125.00 *

17-04-218-051-1012 | 20230501635117 | 1-648-589-520

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

08-Jun-2023



COUNTY: 625.00
ILLINOIS: 1,250.00
TOTAL: 1,875.00

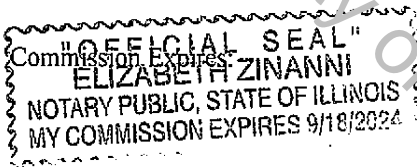
17-04-218-051-1012 | 20230501635117 | 1-124-661-968

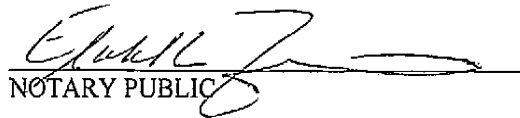
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public for said County, in the State aforesaid, DO HEREBY CERTIFY that, MICHELLE M. MCCARTHY, as Trustee of the MICHELLE M. MCCARTHY 2014 LIVING TRUST dated May 21, 2014, personally known to me to be the same person who 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, for the purposes therein set forth.

GIVEN under my hand and official seal this 23rd day of May, 2023.




NOTARY PUBLIC

This instrument prepared by:
Richard C. Spain, Esq.
Hahn Loeser & Parks LLP
200 W. Madison St., Ste. 2700
Chicago, IL 60606

Send Subsequent Tax Bills To:
PATRICK C. DOWD and CATHERINE DOWD
1300 N. State Pkwy. #402
Chicago, IL 60610

Mail To:
Max Hillsman, Esq.
Lyman Law Firm
227 W. Monroe St., Ste. 2650
Chicago, IL 60606

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EXHIBIT "A"

PARCEL 1: UNIT 402 AND P-54 IN THE AMBASSADOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0511618089 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-53 AND STORAGE SPACE S-27 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511618089

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