

UNOFFICIAL COPY

File FB23 0841 1/3
**TRUSTEE'S
DEED**
Statutory (Illinois)
(Individual to Individual)

Doc#: 2324013016 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/28/2023 09:17 AM Pg: 1 of 3

Dec ID 20230701687455
ST/CO Stamp 0-462-886-352 ST Tax \$725.00 CO Tax \$362.50
City Stamp 2-094-470-608 City Tax: \$7,612.50

Above Space for Recorder's Use Only

This Indenture, made this 7 day of August, 2023, between JOHN THOMAS, as Trustee under the JOHN THOMAS TRUST dated September 15, 2016, GRANTOR, and CARLOS J PENICHE GAMA and JULIANA VIANNA AVILA, Husband and Wife, of 201 North Garland Court, #2610, Chicago, Illinois 60601, GRANTEE

WITNESSETH, that said Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby grant sell and convey unto the Grantee, as TENANTS BY THE ENTIRETY, and not as Joint Tenants with rights of survivorship nor as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 17-10-221-038-0000

c/k/a: 424 East North Water Street, Chicago, Illinois 60611

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

subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

- SIGNATURE PAGE FOLLOWS -

REAL ESTATE TRANSFER TAX		24-Aug-2023
	COUNTY:	362.50
	ILLINOIS:	725.00
	TOTAL:	1,087.50
17-10-221-038-0000 20230701687455 0-462-886-352		

REAL ESTATE TRANSFER TAX		24-Aug-2023
	CHICAGO:	5,437.50
	CTA:	2,175.00
	TOTAL:	7,612.50
17-10-221-038-0000 20230701687455 2-094-470-608		
* Total does not include any applicable penalty or interest due.		

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

Dated this 7 day of August, 2023



JOHN THOMAS (SEAL)
as Trustee as aforesaid

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN THOMAS, 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 as such Trustee, for the uses and purposes therein set forth.

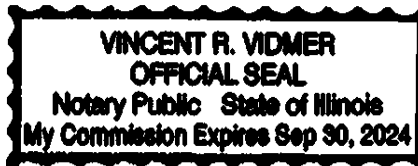
Given under my hand and official seal, this 7 day of August, 2023



NOTARY PUBLIC

My Commission Expires: September 30, 2024

This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640



MAIL TO:

424 East North Water Street
Unit D, Chicago, IL, 60611

SEND SUBSEQUENT TAX BILLS TO:

424 East North Water Street
Unit D, Chicago, IL, 60611

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EXHIBIT "A"

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

(A) THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE MASTER LEASE, EXECUTED BY THE CHICAGO DOCK AND CANAL TRUST, AN ILLINOIS BUSINESS TRUST, AS LESSOR, AND OGDEN PARTNERS NORTH, INC. AN ILLINOIS CORPORATION AS LESSEE, DATED JANUARY 1, 1996 AND RECORDED MAY 23, 1996 AS DOCUMENT 96392436 AND AS CONTAINED IN LEASE ADDENDUM DATED MAY 12, 1996 RECORDED MAY 23, 1996 AS DOCUMENT 96392437 WHICH LEASE DEMISES THE LAND FOR A TERM OF YEARS BEGINNING JANUARY 1, 1996 AND ENDING DECEMBER 31, 2094 AND BY RESIDENTIAL LOT LEASE EXECUTED BY THE CHICAGO DOCK AND CANAL TRUST, AS LANDLORD, AND AMAR K JHA AND BULA BHATTACHARYYA, AS TENANT, RECORDED APRIL 1, 1997 AS DOCUMENT NO. 97224660:

Parcel 1 (424-D): The North 15.05 feet of the South 79.88 feet of the West 60.25 feet of that part lying East of a line drawn perpendicular to the South line thereof through a point therein 212.05 feet East of the Southwest corner thereof of the following described property, taken as a tract:

The West 563 feet of Block 6 (excepting the Southerly 6.50 feet thereof) in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as Document Number 87106320, in Cook County, Illinois.

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND

Parcel 2: Easement for the benefit of Parcel 1, aforesaid for ingress and egress over portions of the common areas as delineated on the survey attached to the Declaration of Easements, Restrictions and Covenants for East Water Place recorded as Document 96865968.

PIN(S): 17-10-221-038-0000

Cook County Clerk's Office