

FA 23-0794

1861

Doc# 2327646097 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2023 11:03 AM Pg: 1 of 3

Dec ID 20230901624390
ST/CO Stamp 1-400-021-968 ST Tax \$524.50 CO Tax \$262.25
City Stamp 0-740-795-344 City Tax: \$5,507.25

**TRUSTEE'S
DEED**
Statutory (Illinois)
(Individual to Individual)

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

This Indenture, made this 30th day of September, 2023, between SHEKOFEH PARSAEI or HENRY H. SHARFAEL, Trustee, or their successors in trust, under the SHEKOFEH PARSAEI LIVING TRUST dated October 18, 2002, and any amendments thereto, GRANTOR, and JINXUAN SHI, a single person, and XIAOHONG LUO, a married woman, not as Tenants in Common, but as JOINT TENANTS with rights of survivorship, both of 1326 South Michigan Avenue, Unit 4107, Chicago, Illinois 60605, 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, 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 - 223 - 033 - 1214
c/k/a: 512 North McClurg Court, Unit 2404, 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		02-Oct-2023
	CHICAGO:	3,933.75
	CTA:	1,573.50
	TOTAL:	5,507.25 *
17-10-223-033-1214 20230901624390 0-740-795-344		

REAL ESTATE TRANSFER TAX		02-Oct-202
	COUNTY:	262.2
	ILLINOIS:	524.5
	TOTAL:	786.7
17-10-223-033-1214 20230901624390 1-400-021-968		

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

UNOFFICIAL COPY

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

Dated this 20 day of September, 2023

Shekofeh Parsaei (SEAL)
SHEKOFEH PARSAEI
as Trustee as aforesaid

Henry H. Sharfaei (SEAL)
HENRY H. SHARFAEI
as Trustee as aforesaid

State of Illinois }
 } ss
County of Cook }

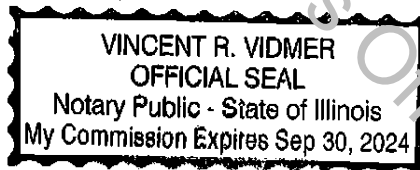
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHEKOFEH PARSAEI and HENRY H. SHARFAEI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of September, 2023

V. Vidmer
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: Jinxuan Shi and
~~Shi and~~ Xiaohong Luo
512 N McClurg Ct #2401
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:
Jinxuan Shi and Xiaohong Luo
512 N McClurg Ct #2401
Chicago, IL 60661

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2404 IN THE RESIDENCES AT RIVER EAST CENTER, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 2 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 6706320 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011072757, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0011072756.

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