

# UNOFFICIAL COPY

Doc#: 2333241090 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/28/2023 01:07 PM Pg: 1 of 6



Chicago Title Insurance Company

## TRUSTEE'S DEED

10008616 1/4

GIT

Dec ID 20231101665771  
ST/CO Stamp 1-655-840-720  
City Stamp 1-321-869-264

THIS INDENTURE, made on November 3, 2023 between EMMA A. CABIGON, a single woman, authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered in pursuance of a certain Declaration of Trust dated September 6, 2021, as amended and restated known as THE EMMA A. CABIGON DECLARATION OF TRUST, party of the first part, and EMMA A. CABIGON and NATASHA C. SALINAS, Joint Tenants and not Tenants in Common, 5415 N. SHERIDAN ROAD, UNIT #1501, CHICAGO, Illinois 60649 parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and **QUIT-CLAIM** unto said party/parties of the second part, the following described REAL ESTATE, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

Commonly Known As 5415 NORTH SHERIDAN ROAD, UNIT 1501, CHICAGO, ILLINOIS 60640  
PIN: 14-08-203-017-1155

5415 NORTH SHERIDAN ROAD, UNIT 2005, CHICAGO, ILLINOIS 60640  
PIN: 14-08-203-017-1229

3950 NORTH LAKE SHORE DRIVE, UNIT 1210, CHICAGO, ILLINOIS 60613  
PIN: 14-21-101-034-1230

3950 NORTH LAKE SHORE DRIVE, UNITY 908, CHICAGO, ILLINOIS 60613  
PIN: 14-21-101-034-1183

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

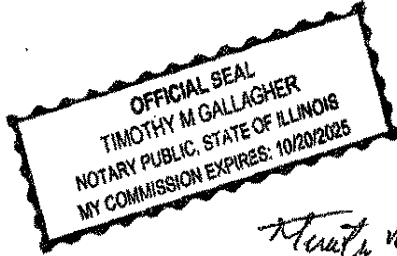
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presented by one of its officers, the day and year first above written.

By Emma A. Cabigon  
EMMA A. CABIGON  
as Trustee, as aforesaid, and not personally

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State of ILLINOIS) I, TIMOTHY M., GALLAGHER, a notary Public in and for County of COOK ) said County, in the State aforesaid, do hereby certify that EMMA A. CABIGON, 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 signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and seal this 6 day of NOVEMBER, 2023..



*Timothy M. Gallagher* (Notary Public)


**PREPARED BY:** TIMOTHY M. GALLAGHER  
7613 RIDGEWOOD LANE  
BURR RIDGE, ILLINOIS 60527-8024

**MAIL RECORDED DEED AND TAX BILL TO:**  
EMMA A. CABIGON and NATASHA C. SALINAS  
5415 NORTH SHERIDAN ROAD, UNIT 1501  
CHICAGO, ILLINOIS 60640

Exempt under provisions of Paragraph 4 Section 4  
Real Estate Transfer Act



11-6-23  
Date

*[Signature]*  
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		22-Nov-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-08-203-017-1155 | 20231101665771 | 1-321-869-264

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

REAL ESTATE TRANSFER TAX		22-Nov-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-08-203-017-1155 | 20231101665771 | 1-655-840-720

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## PARCEL 1:

UNIT NO. 908 IN 3950 N. LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PCL"): THAT PART OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST CO'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7, 1906, IN CASE NO. 274470, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTITLED CHARLES W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER STRUST AGREEMENT DATED NOVEMBER 30, 1954 AND KNOWN AS TRUST NUMBER 40420, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24014190; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED APRIL 23, 1969, RECORDED APRIL 23, 1969, AS DOCUMENT NUMBER 20820211 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NO. 22719 AND EXCHANGE NATIONAL BANK OF CHICAGO, TRUST NO. 5174, FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE EAST 40 FEET OF VACATED FRONTIER AVENUE, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 20816906, LYING WEST OF LOTS 10, 11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, AFORESAID, WHICH LIES NORTH OF THE SOUTH LINE OF LOT 10 EXTENDED WEST AND LIES SOUTH OF THE NORTH LINE OF LOT 12 EXTENDED WEST, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3950 North Lake Shore Drive, Unit 908

Permanent Index No.: 14-21-101-034-1183

\* \* \* \* \*

UNIT NO. 1501 IN PARK TOWER CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED JULY 6, 1980 IN CASE 285574 BY THE CIRCUIT COURT OF COOK COUNTY AS SHOWN ON THE PLAT RECORDED JULY 9, 1908 AS DOCUMENT 4229498 AND SOUTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD

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THROUGH A POINT IN SAID EAST LINE THAT IS 1,090 FEET SOUTH OF THE NORTH LINE OF SAID EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 AND NORTH OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT IN SAID EAST LINE OF SHERIDAN ROAD THAT IS 1,406.50 FEET SOUTH OF THE SAID NORTH LINE OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4; THENCE EAST AT RIGHT ANGLES TO THE SAID EAST LINE 208.08 FEET THENCE NORTH AT RIGHT ANGLES TO THE LAST COURSE 60 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST COURSE 88.01 FEET TO THE SAID WEST BOUNDARY OF LINCOLN PARK (EXCEPT THE WEST 47 FEET OF SAID EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 CONDEMNED AS PART OF SHERIDAN ROAD) ALL OF THE ABOVE SITUATED IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NO. 27802 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS DOCUMENT 24674698, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Commonly known as: 5415 North Sheridan Road, Unit 1501

Permanent Index No.: 14-208-203-017-1155

\* \* \* \* \*

UNIT NO. 2005 IN PARK TOWER CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24874698, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Commonly known as: 5415 North Sheridan Road, Unit 2005

Permanent Index No.: 14-08-203-017-1229

\* \* \* \* \*

PARCEL 1:

UNIT NUMBER 1210 IN 3950 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL 1):

THAT PART OF LOTS 10, 11, AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7, 1906, IN CASE NUMBER 274470, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTITLED CHARLES

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W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1954 KNOWN AS TRUST NUMBER 40420, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24014190; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED APRIL 23, 1969, RECORDED APRIL 23, 1969 AS DOCUMENT NUMBER 20820211 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NUMBER 22719, AND EXCHANGE NATIONAL BANK OF CHICAGO, TRUST NUMBER 5174, FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE EAST 40 FEET OF VACATED FRONTIER AVENUE, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 20816906, LYING WEST OF LOTS 10, 11, AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, AFORESAID, WHICH LIES NORTH OF THE SOUTH LINE OF LOT 10 EXTENDED WEST AND LIES SOUTH OF THE NORTH LINE OF LOT 12 EXTENDED WEST, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3950 North Lake Shore Drive, Unit 1710

Permanent Index No.: 14-21-101-034-1230

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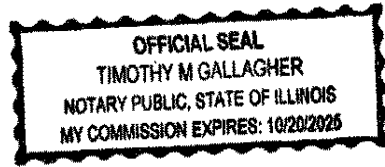
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/11/2023

Signature X *Jenna M. Cabejor*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID GRANTOR  
THIS 6 DAY OF NOVEMBER  
2023.



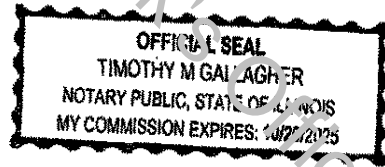
NOTARY PUBLIC *Tim Gallagher*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/6/2023

Signature *Jenna M. Cabejor*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID GRANTEE  
THIS 6 DAY OF NOVEMBER  
2023.



NOTARY PUBLIC *Tim Gallagher*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]