

1 of 1

# UNOFFICIAL COPY



TRUSTEES' DEED  
ILLINOIS STATUTORY

Doc# 2400446028 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2024 12:05 PM PG: 1 OF 3

THE GRANTOR(S), Carol Axelrod not individually but as Trustee of the Carol Axelrod Trust dated June 20, 1991, for and in consideration of TEN DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIM(S) to Vale Poladian and Heather Poladian, a married couple, not as tenants in common but as joint tenants all interest in the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof

Permanent Real Estate Index Number(s): 17-04-413-021-1245

Address(es) of Real Estate: 1122 N. Dearborn Street, #141, Chicago, IL 60610

Trustee's Deed Page 1 of 2

REAL ESTATE TRANSFER TAX

04-Jan-2024



COUNTY:	11.25
ILLINOIS:	22.50
TOTAL:	33.75

17-04-413-021-1245

| 20231201685881 | 1-596-401-712

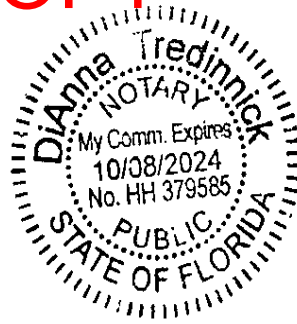
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Dated this 27<sup>th</sup> day of November, 2023.

Carol Axelrod, Trustee  
Carol Axelrod, Trustee



STATE OF Florida, COUNTY OF Sarasota ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carol Axelrod, personally known to me to be the same person(s) whose name(s) 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 27<sup>th</sup> day of November, 2023

Dianna Tredinnick (Notary Public)

**Prepared By:**

Dana C. Siragusa  
Siragusa Law  
25 E. Washington Suite 700  
Chicago, Illinois 60602

**Mail To:**

Vahe Poladian and Heather Poladian  
1122 N. Dearborn Street  
Unit 25H  
Chicago, Illinois 60610

**REAL ESTATE TRANSFER TAX**

06-Dec-2023



CHICAGO:	168.75
CTA:	67.50
<b>TOTAL:</b>	<b>236.25 *</b>

17-04-413-021-1245 | 20231201685831 | 1-423-572-944

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

**Name & Address of Taxpayer:**

Vahe Poladian and Heather Poladian  
1122 N. Dearborn Street  
Unit 25H  
Chicago, Illinois 60610

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## EXHIBIT "A"

UNIT NO.141 IN 1122 NORTH DEARBORN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED ' REAL ESTATE: CERTAIN PARTS OF THE NORTH 10.00 FEET OF LOT 18 AND ALL OF LOTS 19, 20 AND 21 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #99598623; AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Parcel ID: 17-04-413-021-1245

Property of Cook County Clerk's Office