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TRUSTEE'S DEED



Doc# 2404546048 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2024 02:04 PM PG: 1 OF 6

FOR RECORDER'S USE ONLY

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

ABOVE SPACE FOR RECORDER'S USE

CPT23-95107 - ESCROW

13/30

THIS INDENTURE made this 14th day of December, 2023, by **Manuel Serrato and Sarah Serrato, as Co-Trustees of the Serrato Family Living Trust dated October 30, 2017**, of 116 W Hillside Ave, Barrington, IL 60010, not individually, but as Trustee aforesaid, as Grantor.

WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten and no/100 (\$10.00) 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 CONVEY and WARRANT, under covenant of special warranty, to **1308 North Shore Apts LLC, an Illinois limited liability company**, as GRANTEE, having an address of 2855 Washington Blvd, Ogden, UT 84401, the following described Real Estate situated in City of Chicago, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Common street address: 1312 W. North Shore Avenue, Unit 1312-1S, Chicago, Illinois 60626
Parcel Identification Number (PIN): 11-32-306-020-1008

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

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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PROPER TITLE, LLC

S Y
P 6
S Y-1
SC Y
INT EK

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Trustee's Deed the day and year first above written.

Grantor:


E-Signed by Manuel Serrato on December 14, 2023 at 02:26 PM CST


Manuel Serrato, as Co-Trustee of the Serrato Family Living Trust dated October 30, 2017

STATE OF Virginia)
) SS.
~~STATE OF~~ City of Suffolk)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Manuel Serrato, not as an individual but as Co-Trustee of the Serrato Family Living Trust dated October 30, 2017, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of December, 2023.



NOTARY PUBLIC
My commission expires: 7/31/2024

E-Signed by Stephanie Vermillion on December 14, 2023 02:26 PM CST
STEPHANIE NICHOL VERMILLION
Reg #: 7889519
Electronic Notary Public
Commonwealth of Virginia
My Commission Expires: July 31, 2024
Notarized remotely via audio/video communication


Pavaso, Inc.

07/31/2024

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Trustee's Deed the day and year first above written.

Grantor:

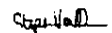
E-signed by Sarah Serrato on December 14, 2023 at 02:27 PM CST


Sarah Serrato, as Co-Trustee of the Serrato Family Living Trust dated October 30, 2017

STATE OF Virginia)
) SS.
COUNTY OF City of Suffolk)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Sarah Serrato, not as an individual but as Co-Trustee of the Serrato Family Living Trust dated October 30, 2017, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of Virginia, 20 23.



NOTARY PUBLIC
My commission expires: 7/31/2024

E-signed by Stephanie Vermillion on December 14, 2023 02:28 PM CST
STEPHANIE NICHOL VERMILLION
Reg #: 7889519
Electronic Notary Public
Commonwealth of Virginia
My Commission Expires: July 31, 2024
Notarized remotely via audio/video communication

Pavaso, Inc.

07/31/2024

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit 1312-1S in 1308-18 West North Shore Condominium as delineated on a Survey of the following described real estate:

Lots 13 and 14 and the West 1/2 of Lot 15 in Block 3 in the North Shore Boulevard Subdivision of the East 1/2 of the Southwest 1/4 of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, (except the South 30 acres thereof) in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded July 15, 2004 as Document 0419727049, as amended from time to time, together with an undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of N/A, a limited common element as depicted on the survey attached to the Declaration aforesaid recorded as Document number 0419727049.

1312 W. North Shore Avenue, Unit 1312-1S, Chicago, Illinois 60626
11-32-306-020-1008

MAIL AFTER RECORDING TO:

Field and Goldberg, LLC
Attn: Scott Weinstein
10 South LaSalle Street, Suite 2910
Chicago, IL 60603

MAIL TAX BILLS TO:

1308 North Shore Apts LLC
2855 Washington Blvd
Ogden, UT 84401

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REAL ESTATE TRANSFER TAX

31-Jan-2024



CHICAGO:	1,380.00
CTA:	552.00
TOTAL:	1,932.00

11-32-306-020-1008 | 20240101621818 | 1-956-518-960

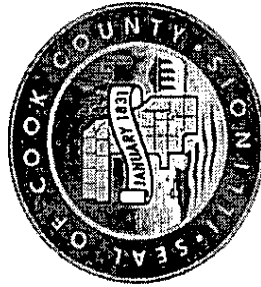
* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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REAL ESTATE TRANSFER TAX

31-Jan-2024



COUNTY:
ILLINOIS:
TOTAL:

92.00
184.00
276.00

11-32-306-020-1008

20240101621818

2-080-435-248

Property of Cook County Clerk's Office