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TRUSTEE'S DEED



Doc# 2404546052 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2024 02:19 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

CPT23-95149-11

CPT23-95149-EXLOW
17/30

THIS INSTRUMENT made this 16th day of December, 2023, by **Peter Koutsovitis and Fari D. Koutsovitis**, as Co-Trustees of **The Peter Koutsovitis Trust** dated **July 30, 2019**, of 7634 W Everell Ave, Chicago, IL 60631, 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 1312-2N and G-1, Chicago, Illinois 60626

Parcel Identification Number (PIN): 11-32-306-020-1011

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 N
P 6
S V-1
SC V
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:




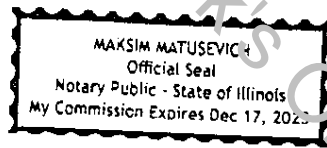
Peter Koutsovitis, as Co-Trustee of the Peter Koutsovitis Trust dated July 30, 2019

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Peter Koutsovitis, not as an individual but as Co-Trustee of the Peter Koutsovitis Trust dated July 30, 2019, 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 16th day of December, 2023.

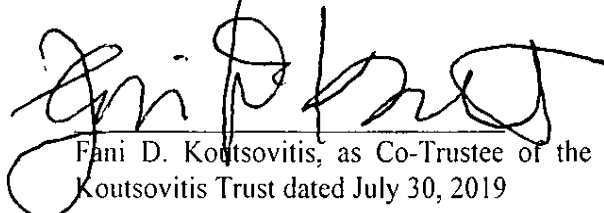

NOTARY PUBLIC
My commission expires: 12/17/25



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:

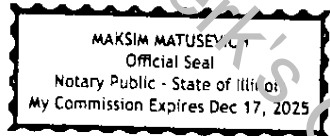

Fani D. Koutsovitis, as Co-Trustee of the Peter Koutsovitis Trust dated July 30, 2019

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Fani D. Koutsovitis, not as an individual but as Co-Trustee of the Peter Koutsovitis Trust dated July 30, 2019, 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 16th day of December, 2023.


NOTARY PUBLIC
My commission expires: 12/17/25



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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit 1312-2N 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 G-1, 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 1312-2N and G-1, Chicago, Illinois 60626
11-32-306-020-1011

MAIL AFTER RECORDING TO:

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

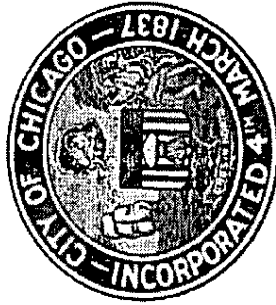
MAIL TAX BILLS TO:

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

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REAL ESTATE TRANSFER TAX

31-Jan-2024



CHICAGO:	1,526.25
CTA:	610.50
TOTAL:	2,136.75*

11-32-306-020-1011 | 20240101622194 | 0-621-243-440

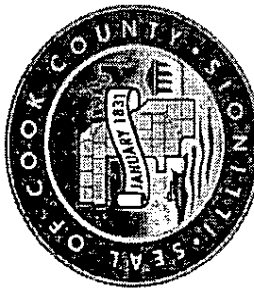
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

31-Jan-2024



COUNTY:
ILLINOIS:
TOTAL:

101.75
203.50
305.25

11-32-306-020-1011

20240101622194

0-682-224-688

Property of Cook County Clerk's Office