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TRUSTEE'S DEED

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Doc#: 2407824432 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/18/2024 2:44 PM Pg: 1 of 4

Dec ID 20240201637271

ST/Co Stamp 1-161-233-968 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-796-867-632 City Tax \$0.00

Above Space for Recorder's use only

This Indenture, made this 29 day of December, 2023, between PATRICK C. LYNCH, AS TRUSTEE UNDER THE PATRICK C. LYNCH REVOCABLE LIVING TRUST, under the provisions of a deed or deeds duly recorded and delivered in pursuance of a trust agreement dated the 23RD day of SEPTEMBER, 2016, and known as party of the first part, and PATRICK C. LYNCH AND CHRISTINE M. LYNCH, AS TRUSTEES OF THE PATRICK C. & CHRISTINE M. LYNCH JOINT FAMILY REVOCABLE TRUST, DATED December 29, 2023, known as party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK COUNTY, ILLINOIS, to wit:

SEE ATTACHMENT A

Permanent Tax Numbers: 14-33-132-045-1075 AND 14-33-132-045-1076

Commonly known as: 2040 N. SEDGWICK STREET, UNIT EF, CHICAGO, ILLINOIS 60614

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 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 or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.



(Seal)

PATRICK C. LYNCH, AS TRUSTEE UNDER THE PATRICK C. LYNCH REVOCABLE LIVING TRUST, DATED SEPTEMBER 23, 2016

Print or type name(s) below signature(s)

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State of Illinois)
) ss.
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICK C. LYNCH, AS TRUSTEE UNDER THE PATRICK C. LYNCH REVOCABLE LIVING TRUST, DATED SEPTEMBER 23, 2016, is 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 acknowledged that he signed and delivered the said instrument as a 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 29 day of December, 2023.

Commission expires November 2026.

Anne R. Dwyer
Notary Public



This instrument was prepared by:
Thomas J. Dwyer, Attorney at Law, 400 Lathrop Avenue, River Forest, IL 60305

MAIL TO:

Thomas J. Dwyer, Attorney at Law
400 Lathrop Avenue
River Forest, IL 60305

SEND SUBSEQUENT TAX BILLS TO:

Patrick & Christine Lynch
2040 N. Sedgwick Street, Unit EF
Chicago, IL 60614

**This transaction is exempt
under the provisions of
35 ILCS 200/31-45(c)**


Anne R. Dwyer
Attorney at Law

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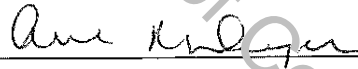
STATEMENT BY GRANTOR AND GRANTEE

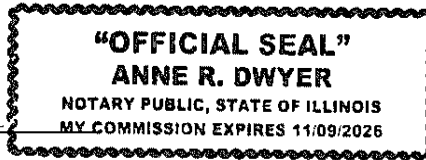
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: 12/29/2023

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said this 29 day of December, 2023.

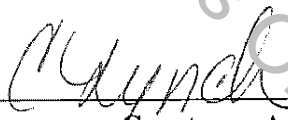
Notary Public 



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 a 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.

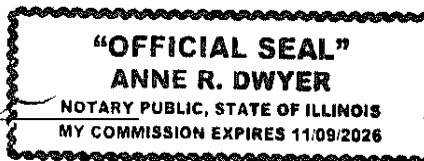
Dated: 12/29/2023

Signature: 
Grantee or Agent

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said this 29 day of December, 2023.

Notary Public 



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. (Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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ATTACHMENT A

PARCEL 1:

UNIT D-75 IN THE POINTE AT LINCOLN PARK CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCKS 29 AND 30 IN CANAL TRUSTEE'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 94849915, AS AMENDED FROM TIME TO TIME; AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04007445; AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED FEBRUARY 16, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 95112726; AND THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM TO THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED APRIL 13, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95247399; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

UNIT C-76 IN THE POINTE AT LINCOLN PARK CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCKS 29 AND 30 IN CANAL TRUSTEE'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 94849915, AS AMENDED FROM TIME TO TIME; AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04007445; AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED FEBRUARY 16, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95112726; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-33-132-045-1075 AND 14-33-132-045-1076

Property Address: 2040 N. Sedgwick, Unit EF, Chicago, Illinois 60614