



Doc# 2409208006 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/1/2024 10:57 AM
PAGE: 1 OF 3

THE GRANTOR(S) **KELLY T. SCHERER AS TRUSTEE OF THE SCHERER LIVING TRUST**
DATED MARCH 10, 2022, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, in hand paid,
and pursuant to the power and authority vested in the Grantor as trustee, convey to **JOHN PATRICK GRAFF**,
of 1161 Hyde Park Lane, Naperville, Illinois 60565 all interest in the following described real estate commonly
known as **1200 W. Monroe St. #509 Chicago, IL 60607**, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any,
provided they do not interfere with the current use and enjoyment of the Real Estate; 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. **Signing to waive homestead.

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 therein enabling,
SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record
in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending
litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if
any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and
Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in
possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated
by reference herein.


Permanent Real Estate Index Number: 17-17-105-070-1049



24Bar 59688

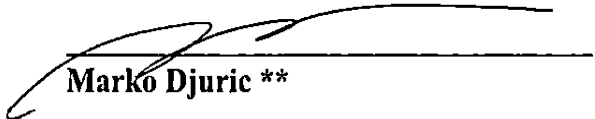
1 of 2


UNOFFICIAL COPY

Dated this 14th day of March 2024.


Kelly T. Scherer as Trustee of the Scherer Living
Trust Date March 10, 2022

REAL ESTATE TRANSFER TAX		01-Apr-2024
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
17-17-105-070-1049 20240301665955 1-515-484-720		

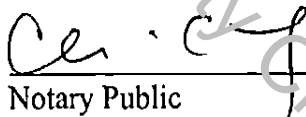

Marko Djuric **

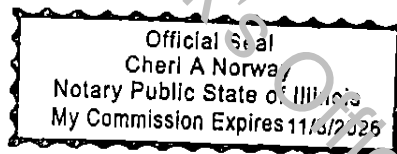
REAL ESTATE TRANSFER TAX		01-Apr-2024
	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *
17-17-105-070-1049 20240301665955 1-788-270-128		
* Total does not include any applicable penalty or interest due.		

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kelly T. Scherer as Trustee of the Scherer Living Trust Date March 10, 2022 and Marko Djuric personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 14th day of March 2024.


Notary Public



THIS INSTRUMENT PREPARED BY
Joseph Talarico
Talarico Law Group
15000 S. Cicero Avenue, 3rd Floor
Oak Forest, IL 60452

MAIL TO:
John Graff
1200 W. Monroe St.
#509
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:
John Graff
1200 W. Monroe St.
#509
Chicago, IL 60607

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE: UNIT 509 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE METRO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED MAY 30, 2003, AS DOCUMENT NO. 0315027090, AS AMENDED FROM TIME TO TIME, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE NO. 76, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 0315027090, AS AMENDED FROM TIME TO TIME.

PARCEL THREE: EASEMENT FOR THE BENEFIT OF PARCELS ONE AND TWO FOR INGRESS AND EGRESS AS CONTAINED IN DECLARATION RECORDED AS DOCUMENT NO. 0315034085.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 1200 West Monroe Street, Unit 509, Chicago, IL 60607
PIN # 17-17-105-070-1049

Property of Cook County Clerk's Office