

UNOFFICIAL COPY

TRUSTEES' DEED

GRANTORS, Kenneth A. Viellieu, Trustee of the Kenneth A. Viellieu 2011 Trust, and Amy K. Viellieu, Trustee of the Amy K. Viellieu 2011 Trust, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, **CONVEY and WARRANT to GRANTEES:**

Jerome N. Krulewitch and Jayne S. Krulewitch, Trustees of the Jerome N. Krulewitch and Jayne S. Krulewitch Trust Agreement as amended and restated on November 4, 2017
1834 W. Cortland Street
Chicago, IL 60622

the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

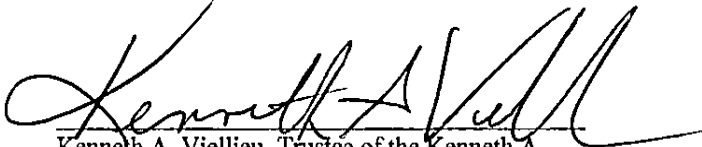
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

Subject to: General real estate taxes not due and payable at the time of closing; 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.

Permanent Index Number: 17-04-424-055-1034

Common Address: 30 W. Oak Street, Unit 19A, Chicago, IL 60610

IN WITNESS WHEREOF, the grantors have set their hands and seal this 25th day of April, 2024.


Kenneth A. Viellieu, Trustee of the Kenneth A. Viellieu 2011 Trust

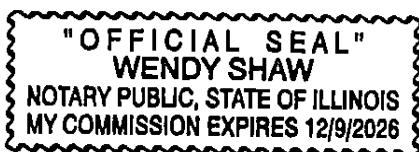

Amy K. Viellieu, Trustee of the Amy K. Viellieu 2011 Trust

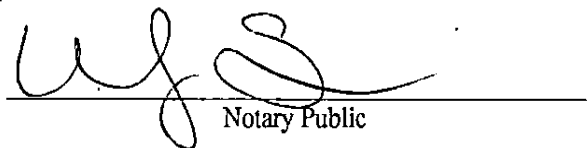
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INT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Kenneth A. Viellieu and Amy K. Viellieu, as Trustees aforesaid, personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 25th day of April, 2024.




Notary Public

This instrument prepared by: Paul A. Gilman, 225 W. Washington St., Suite 2800, Chicago, IL 60606
After recording mail to: Morton J. Rubin, 3330 Dundee Road, Suite C4, Northbrook, IL 60062
Mail Subsequent Tax Bills to: Jerome & Jayne Krulewitch, 30 W. Oak Street, Unit 19A, Chicago, IL 60610

24CSA834300P/1

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LEGAL DESCRIPTION

Order No.: 24CSA834300LP

For APN/Parcel ID(s): 17-04-424-055-1034

PARCEL 1:

UNIT 19A IN THE 30 W. OAK CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THAT PART OF THE FOLLOWING PARCELS OF REAL ESTATE:

THE SOUTH 90.0 FEET OF LOTS 1 AND 2, TAKEN AS A TRACT, IN THE SUBDIVISION OF BLOCK 16 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

AND ALSO

THAT PART OF LOTS 1 AND 2 (EXCEPT THE SOUTH 90.0 FEET THEREOF), TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE OF 14.01 FEET ABOVE CHICAGO CITY DATUM, IN THE SUBDIVISION OF BLOCK 6 IN RUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 18, 2006 AS DOCUMENT NUMBER 0629110006, AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 1, 2006 AS DOCUMENT NUMBER 0633517012, SECOND AMENDMENT RECORDED DECEMBER 18, 2006 AS DOCUMENT NUMBER 0635215100, THIRD AMENDMENT RECORDED DECEMBER 27, 2006 AS DOCUMENT NUMBER 0636109036, AND FOURTH AMENDMENT RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636309031, AND AS FURTHER MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT, RECORDED OCTOBER 18, 2006 AS DOCUMENT NUMBER 629110005, FOR INGRESS AND EGRESS FOR PERSONS, MATERIAL AND EQUIPMENT TO THE EXTENT NECESSARY TO PERMIT THE MAINTENANCE AND REPAIR OF THE LAND THEREIN REFERRED TO AS THE CONDOMINIUM GARAGE OVER THE LAND DESCRIBED THEREIN (SAID BURDENED LAND COMMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL" AND "TOWNHOME IMPROVEMENTS.")



PARCEL 3:

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-42 AND P-43 AND STORAGE SPACE S-33, LIMITED COMMON ELEMENTS, AS DELINEATED ON SURVEY AFORESAID.

| REAL ESTATE TRANSFER TAX | | 30-Apr-2024 |
|---|----------|-------------|
|  | CHICAGO: | 24,000.00 |
| | CTA: | 9,600.00 |
| | TOTAL: | 33,600.00 * |

17-04-424-055-1034 | 20240401685186 | 0-877-668-656

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

| REAL ESTATE TRANSFER TAX | | 30-Apr-2024 | |
|--|---|-------------|----------|
|  |  | COUNTY: | 1,600.00 |
| | | ILLINOIS: | 3,200.00 |
| | | TOTAL: | 4,800.00 |

17-04-424-055-1034 | 20240401685186 | 0-605-235-504