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TRUSTEE'S DEED

This indenture made this 23rd day of May, 2024 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Trustee**, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 5th day of October, 2017 and known as Trust Number 8002376030 party of the first part, and

Doc#: 2414524465 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/24/2024 2:53 PM Pg: 1 of 4

Dec ID 20240501607015

ST/Co Stamp 0-479-630-640 ST Tax \$325.00 CO Tax \$162.50

City Stamp 1-821-807-920 City Tax \$3,412.50

GRACE BRANNEN

Reserved for Recorder's Office

party of the second part,

whose address is :
2116 W. Cortez St.,
Chicago, IL. 60622

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 2303 S. Michigan Ave., Unit 205 and P47, Chicago, IL. 60616

Permanent Tax Number: 17-27-110-035-1005 and 17-27-110-035-1005

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 behoove 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 deed 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.

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FILE # AF1043801

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Bridget Thometz*
Bridget Thometz - Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 23rd day of May, 2024.



Patricia L. Martinez
NOTARY PUBLIC

This instrument was prepared by:
Bridget Thometz
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO: \longrightarrow

SEND SUBSEQUENT TAX BILLS TO:

NAME: _____

NAME: Grace Brannen

ADDRESS: _____

ADDRESS: 6500 wolf Road

CITY STATE ZIP: _____

CITY STATE ZIP: Indian Head Park, IL 60525

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First American Title™

Commitment for Title Insurance
Illinois - 2021 v. 01.00 (07-01-2021)

EXHIBIT A

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

PARCEL A:

UNIT 205 AND P47, IN MOTOR ROW LOFTS AT 2301-2315 SOUTH MICHIGAN AVENUE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811922074, AS AMENDED FROM TIME TO TIME, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS: AS CREATED BY DECLARATION OF PARTY WALL RIGHT AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172:

ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23RD STREET, SOUTH INDIANA AVENUE AND EAST 24 STREET, CONNECTING THE SECOND (2ND), THIRD (3RD), FOURTH (4TH) AND FIFTH (5) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE.

PARCEL 3:

LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50128017 (6-7-22)

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**Commitment for Title Insurance
Illinois - 2021 v. 01.00 (07-01-2021)**

CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED
APRIL 28, 2008 AS DOCUMENT NUMBER 0811922075.

Note: For informational purposes only, the land is known as :

2303 South Michigan Avenue, Unit 205
Chicago, IL 60616

Property of Cook County Clerk's Office

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Form 50128017 (6-7-22)