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TRUSTEE'S DEED



Doc# 2414907012 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/28/2024 12:02 PM
PAGE: 1 OF 7

Send future tax bills to:
Katrina Nelken Tellez
1001 W. Madison Street
Apt. 605
Chicago, IL 60607-2128

This deed was prepared by
(& upon Recordation, mail to):
Matlin Law Group, P.C.
Attorney & Counselors at Law
500 Skokie Blvd. Suite 100
Northbrook, IL 60062

(The space above for Recorder's use only.)

THE GRANTOR MARY E. CADDY, a single person, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant to:

KATRINA NELKEN TELLEZ, a married woman, as owner of an undivided 50% interest; and

JORDAN G. NELKEN, a married woman, as owner of an undivided 50% interest

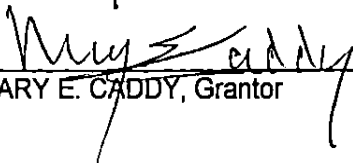
not as joint tenants but as TENANTS IN COMMON, the following described real estate in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTIONS

- Street address: 1001 W. Madison Street, Apt. 605, Chicago, IL 60607-2128, and parking spaces P-1 and P-3
- Real estate index number: 17-17-203-030-1166
- Real estate index number: 17-17-203-030-1046 (Parking Space P-1)
- Real estate index number: 17-17-203-030-1048 (Parking Space P-3)

together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD said premises not in joint tenancy, but as TENANTS IN COMMON FOREVER. SUBJECT TO: (1) Unpaid real estate taxes. (2) Covenants, conditions, and restrictions of record.

The grantor has signed this deed on May 23, 2024.



MARY E. CADDY, Grantor

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State of Illinois)
County of Cook) SS.

I am a notary public for the County and State above. I certify that MARY E. CADDY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Dated: May 23, 2024
Kathryn Legel
Notary Public



Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.

Tyler C. Stradling 5/24, 2024
Tyler C. Stradling Attorney

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

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LEGAL DESCRIPTION FOR UNIT 605

PARCEL 1:

UNIT 605 IN THE 1001 MADISON CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 (EXCEPT THAT SPACE BELOW A CERTAIN HORIZONTAL PLANE LYING ABOVE 61.63 FEET ABOVE CITY OF CHICAGO DATUM) IN EDWARD K. ROGER'S SUBDIVISION OF BLOCK T OF CANAL TRUSTEES' SUBDIVISION, OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF BLOCK 5 OF DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 AFORESAID IN COOK COUNTY, ILLINOIS AS DESCRIBED IN, AND WHICH SURVEY IS ATTACHED TO THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 1001 MADISON CONDOMINIUM ASSOCIATION, RECORDED ON OCTOBER 31, 2002 AS DOCUMENT NUMBER 0021203593, SAID AMENDMENT RECORDED JANUARY 24, 2003 AS DOCUMENT 0030112764 AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE STORAGE SPACE S-12 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0021203593.

Street address: 1001 W. Madison Street, Apt. 605, Chicago, IL 60607-2128
Real estate index number: 17-17-203-030-1166

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LEGAL DESCRIPTION FOR PARKING SPACES P-1 AND P-3

Parking Spaces P-1 and P-3 in the 1001 Madison Condominium as depicted on the plat of survey of the following described parcel of real estate:

THAT PROPERTY AND SPACE LYING BELOW A CERTAIN HORIZONTAL PLANE LOCATED 62.00 FEET ABOVE CHICAGO CITY DATUM WHICH IS CONTAINED WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THOSE PARTS OF LOTS 1 THROUGH 9, INCLUSIVE AND TAKEN AS A SINGLE TRACT, IN EDWARD K. ROGER'S SUBDIVISION OF BLOCK 1 OF CANAL TRUSTEES' SUBDIVISION, OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF BLOCK 5 OF DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 AFORESAID IN COOK COUNTY, ILLINOIS, AS DESCRIBED IN, AND WHICH SUREVEY IS ATTACHED TO, THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 1001 MADISON CONDOMINIUM ASSOCIATION, RECORDED ON OCTOBER 31, 2002 AS DOCUMENT NUMBER 0021203593, AND AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Street address: 1001 W. Madison Street; Parking Spaces P-1 & P-3

PIN: 17-17-203-030-1046 (Parking Space P-1)

PIN: 17-17-203-030-1048 (Parking Space P-3)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 May 23, 2024

Signature: [Handwritten Signature]
Grantor or Agent

State of Illinois)
County of Cook) SS.

Subscribed and sworn to before me this 23 day of May, 2024.

Notary Public [Handwritten Signature]



The grantee or his/her 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 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 5/24, 2024

Signature: [Handwritten Signature]
Grantee or Agent

State of Illinois)
County of Cook) SS.


Subscribed and sworn to before me this 24 day of MAY, 2024.

Notary Public [Handwritten Signature]



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		24-May-2024
	CHICAGO	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-17-203-030-1166 | 20240501612795 | 0-944-805-168

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

24-May-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-17-203-030-1166

120240501612795 | 2-009-961-776