

# UNOFFICIAL COPY

FD-24-0380 1/4  
**TRUSTEE'S  
DEED**  
**Joint Tenants  
Statutory (Illinois)  
(Individual to Individual)**

Doc#: 2415620129 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/4/2024 9:57 AM Pg: 1 of 3

Dec ID 20240501614350

ST/Co Stamp 1-888-974-128 ST Tax \$1,025.00 CO Tax \$512.50

City Stamp 0-815-232-304 City Tax \$10,762.50

**Above Space for Recorder's Use Only**

This Indenture, made this 22<sup>nd</sup> day of May, 2024, between Gina M. Freyn, as Trustee of the Gina M. Freyn Trust dated December 13, 2005 and S. Scott Freyn, as Trustee of the S. Scott Freyn Trust dated December 13, 2005 as tenants by the entirety by deed filed for recorded August 20, 2018 and recorded as Document Number 1823212096 of the Cook County Records, as to PIN 17-10-221-083-1082; and S. SCOTT FREYN, Trustee of the S. Scott Freyn Trust dated December 13, 2005, as amended and restated, and Gina M. Freyn, Trustee of the Gina M. Freyn Trust dated December 13, 2005, as amended and restated, as tenants in common each to an undivided one half (1/2) interest by deed filed for record September 2, 2016 and recorded in Document Number 1624619159 of the Cook County Records, as to PIN 17-10-221-083-1238, GRANTOR, and Yenya Hu and David X. Zhao, Trustees of the Yenya Hu Revocable Trust Agreement dated 10/20/2016, as amended, and David X. Zhao and Yenya Hu, Trustees of the David X. Zhao Revocable Trust Agreement dated 10/20/2016, as amended, of 212 Shamrock Trail Road, Lewisville, NC 27023, GRANTEE

WITNESSETH, that said Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby grant sell and convey unto the Grantee, as JOINT TENANTS with rights of survivorship, and not as Tenants by the Entirety nor as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 17-10-221-083-1082 and 17-10-221-083-1238

c/k/a: 445 East North Water Street, # 2203 and P-139, Chicago, Illinois 60611

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD SAID PREMISES, \_\_\_\_\_ forever.

subject only 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.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantors, as Trustees as aforesaid, have hereunto set their hands and seals the day and year first above written.

Dated this 22 day of May, 2024

*Gina M. Freyn* (SEAL)  
GINA M. FREYN  
as Trustee as aforesaid

*S. Scott Freyn* (SEAL)  
S. SCOTT FREYN  
as Trustee as aforesaid

State of Illinois }  
                          } ss  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GINA M. FREYN, as Trustee as aforesaid, and S. SCOTT FREYN, as Trustee as aforesaid, each 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of May, 2024

*V. Vidmer*  
NOTARY PUBLIC

My Commission Expires: September 30 2024

This instrument was prepared by:  
Vincent R. Vidmer, Esq.  
The Law Office of Vincent R. Vidmer  
218 North Jefferson Street  
Suite 101  
Chicago, Illinois 60661  
Phone: (312) 878-7640



MAIL TO:  
MARC Cervantes  
100 N LaSalle #2207  
Chicago IL 60602

SEND SUBSEQUENT TAX BILLS TO:  
Yenya Hu + David Zhao  
217 Shamrock Trail Rd  
Lewisville NC 27023  
NC

# UNOFFICIAL COPY

## EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Unit E2203 and P-139 in the Riverview Condominium as delineated on a survey of the following described real estate:


Certain parts of Block 14 (except the North 6.50 feet thereof, dedicated to the City of Chicago for sidewalk purposes per Document No. 8763094) in Cityfront Center, being a Resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 00595371, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: A non-exclusive easement for the benefit of Parcel 1 for ingress and egress, use and enjoyment upon the property as defined, described and declared in the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 4, 2000, as Document Number 00595370.

PIN(S): 17-10-221-083-1082 and 17-10-221-083-1238

113-Jun-2024

**REAL ESTATE TRANSFER TAX**



	<b>CHICAGO:</b>	7,687.50
	<b>CTA:</b>	3,075.00
	<b>TOTAL:</b>	10,762.50 *

17-10-221-083-1082 | 20240501614350 | 0-815-231-314

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

03-Jun-2024

**REAL ESTATE TRANSFER TAX**

	<b>COUNTY:</b>	512.50
	<b>ILLINOIS:</b>	1,025.00
	<b>TOTAL:</b>	1,537.50

17-10-221-083-1082 | 20240501614350 | 1-888-974-128