

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

BW24068900 1/2

Doc#: 2417724037 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/25/2024 9:49 AM Pg: 1 of 3

Dec ID 20240501617213

ST/Co Stamp 0-208-995-120 ST Tax \$755.00 CO Tax \$377.50

City Stamp 0-696-189-744 City Tax \$7,927.50

THE GRANTOR Anuj Kaushik Shah, as Trustee of the Anuj Kaushik Shah Revocable Trust, dated March 7, 2019 and Julia Catherine Smith, as Trustee of the Julia Catherine Smith Revocable Trust, dated March 7, 2019, 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 GRANTEES Tanya Durney and Kevin Durney, married to each other, of 1343 West Nelson Street, Unit 2, Chicago, IL 60657, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate commonly known as:

Permanent Index Number(s): 14-29-114-053-1003

Property Address: 1343 West Nelson Street, Unit 2, Chicago, IL 60657

LEGAL DESCRIPTION ATTACHED

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 thereunto enabling, **SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and, general taxes for the year 2023^{2nd in interest} and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

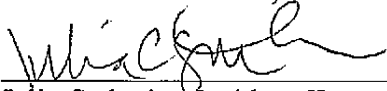
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17 day of June, 2024.

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Anuj Kaushik Shah, as Trustee of the Anuj Kaushik Shah Revocable Trust, dated March 7, 2019

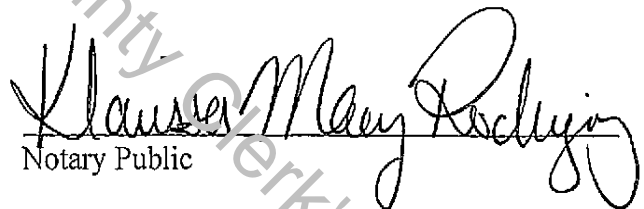


Julia Catherine Smith as Trustee of the Julia Catherine Smith Revocable Trust, dated March 7, 2019

STATE OF IL)
 COUNTY OF COOK) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anuj Kaushik Shah, as Trustee of the Anuj Kaushik Shah Revocable Trust, dated March 7, 2019 and Julia Catherine Smith, as Trustee of the Julia Catherine Smith Revocable Trust, dated March 7, 2019, 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 in the instrument as their 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 17 day of June, 2024.


 Notary Public



THIS INSTRUMENT PREPARED BY
 Ernest L. Rose, Drost, Kivlahan, McMahon & O'Connor, LLC
 11 S. Dunton Avenue
 Arlington Heights, IL 60005

MAIL TO:
 Thakrar & Associates, P.C.
 1001 Green Bay Road Suite 234
 Winnetka, IL 60093

SEND SUBSEQUENT TAX BILLS TO:
 Tanya Durney and Kevin Durney
 1343 West Nelson Street, Unit 2
 Chicago, IL 60657

REAL ESTATE TRANSFER TAX 24-Jun-2024



CHICAGO:	5,662.50
CTA:	2,265.00
TOTAL:	7,927.50 *

14-29-114-053-1003 | 20240501617213 | 0-696-189-744

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

REAL ESTATE TRANSFER TAX

24-Jun-2024



COUNTY:	377.50
ILLINOIS:	755.00
TOTAL:	1,132.50

14-29-114-053-1003

| 20240501617213 | 0-208-995-120

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Exhibit A

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1343 W. NELSON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0813722014, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0813722014.

PIN: 14-29-114-053-1003

For Informational Purposes only: 1343 West Nelson Street, Unit 2, Chicago, IL 60657

Property of Cook County Clerk's Office