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Doc# 2418002132 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/28/2024 12:06 PM
PAGE: 1 OF 2

TRUSTEES DEED

MAIL RECORDED DEED TO:

Marc Cervantes
Cervantes Chatt & Prince P.C.
100 N. LaSalle Street, Suite 2207
Chicago, IL 60602

MAIL TAX BILL TO:

Dennis Shiao and Lisa Tang
512 N. McClurg Ct., Unit 4610
Chicago, IL 60611

(Reserved for Recorders Use Only)

Chicago Title

246ND003155L2 1/2

THE GRANTOR(S) **William J. Wetmore**, as Trustee of the **William J. Wetmore Living Trust** dated **December 29, 2020**, of **512 N. McClurg Ct., Unit 4610, Chicago, IL 60611**, for and in consideration of **TEN AND 00/100THS (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor as Trustee, **CONVEYS AND WARRANTS** to **Dennis Shiao and Lisa Tang, husband and wife**, of **545 N. McClurg Ct., Unit 2701, Chicago, IL 60611** to have and to hold, as **tenants by the entirety** all interest in the following described real estate, situated in **Cook County, State of Illinois**, to wit:

PARCEL 1:

UNIT 4610 IN THE RESIDENCES AT RIVER EAST CENTER, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 2 IN CITY FRONT 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 AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011072757, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN AND CREATED BY DECLARATION OF EASEMENTS AND OPERATING REQUIREMENTS RECORDED AS DOCUMENT NUMBER 0011072756, AS AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND CREATED BY DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0011072757 AND AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020218327 AND AS FURTHER AMENDED BY A SURVEYOR'S CERTIFICATE OF ERROR RECORDED AS DOCUMENT NO. 0020260219.

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RECORDED AS DOCUMENT NO. 0020218327 AND AS FURTHER AMENDED BY A SURVEYOR'S CERTIFICATE OF ERROR RECORDED AS DOCUMENT NO. 0020260219.

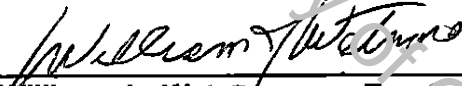
Permanent Index Number(s): **17-10-223-033-1484**



Property Address: **512 N. McClurg Ct., Unit 4610, Chicago, IL 60611**


Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT 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.

Dated this 20th day of June, 2024.


William J. Wetmore, as Trustee of the William J. Wetmore Living Trust dated December 29, 2000

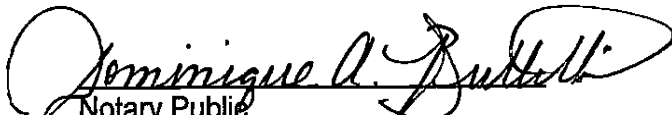
REAL ESTATE TRANSFER TAX		26-Jun-2024
	COUNTY:	285.00
	ILLINOIS:	570.00
	TOTAL:	855.00
17-10-223-033-1484		20240601638835 0-771-539-760

REAL ESTATE TRANSFER TAX		26-Jun-2024
	CHICAGO:	4,275.00
	CTA:	1,710.00
	TOTAL:	5,985.00 *
17-10-223-033-1484		20240601638835 1-649-394-480
Total does not include any applicable penalty or interest due.		

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 **William J. Wetmore, as Trustee of the William J. Wetmore Living Trust dated December 29, 2000**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 20th day of June, 2024.


Notary Public



PREPARED BY:
Dominique A. Buttitta
Attorney at Law
117 S. Cook St., 2nd Floor
Barrington, IL 60010