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2419910028

This instrument prepared by, and after recording, please return to:

Schoenberg Finkel Beederman Bell
Glazer LLC
300 S. Wacker Dr.
Suite 1500
Chicago, Illinois 60606
Attention: Bruce E. Bell

Send subsequent tax bills to:

Karen L. Loewenstein, trustee
700 Willow Tree Ln.
Glencoe, IL 60022

Commonly known as:

200 N. Jefferson St.
Apt. 1507 & P-152
Chicago, IL 60661

PINS: 17-09-314-021-1105;
17-09-314-021-1350

Doc# 2419910028 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/17/2024 3:13 PM

PAGE: 1 OF 7

DEED IN TRUST

THE GRANTORS, Elizabeth Ann Loewenstein, an unmarried person, whose address is 200 N. Jefferson St., Apt. 1507, Chicago, Illinois 60661 and Mark F. Loewenstein and Karen Loewenstein, husband and wife, whose address is 700 Willow Tree Lane, Glencoe, Illinois 60022, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE, Karen L. Loewenstein, Trustee of the Karen L. Loewenstein Trust dated July 12, 1993, as amended, whose address is 700 Willow Tree Ln., Glencoe, IL 60022, all of their interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Descriptions

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

This transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).

Pam Clark

Date: 5-21-24

REAL ESTATE TRANSFER TAX	17-Jul-2024
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



REAL ESTATE TRANSFER TAX	17-Jul-2024
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



17-09-314-021-1105

| 20240501608724 | 1-026-792-240

17-09-314-021-1105 | 20240501608724 | 1-294-359-344

* Total does not include any applicable penalty or interest due

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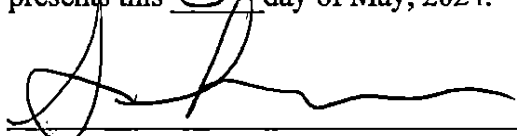
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.


In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of such trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 3 day of May, 2024.



Elizabeth Ann Loewenstein



Mark F. Loewenstein




Karen Loewenstein


FLORIDA
STATE OF ILLINOIS)
) SS.
COUNTY OF MIAMI-DADE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth Ann Loewenstein, an unmarried person, and Mark F. Loewenstein and Karen Loewenstein, husband and wife, 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 the said 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 3 day of May, 2024.



Notary Public
My Commission expires:
7/11/2026

 **DESIREE M. CUASON**
Notary Public
State of Florida
Comm# HH286084
Expires 7/11/2026

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LEGAL DESCRIPTION

UNIT NUMBERS 1507 AND P-152 INCLUSIVE IN JEFFERSON TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 AND 2 IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

PARCEL 2: THE 20 FOOT VACATED ALLEY SOUTH AND ADJOINING SAID LOTS 1 AND 2;

ALSO

PARCEL 3: LOTS 3, 4, 5, 6, 7, 8 AND 9 (EXCEPT THE NORTH 10 FEET OF EACH SAID LOTS CONVEYED OR A PUBLIC ALLEY) IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO,

PARCEL 4: ALL OF LOTS 1 AND 4 LYING WEST OF THE LINE (HEREINAFTER CALLED THE DIVISION LINE) BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 49.65 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE RUNNING SOUTH ALONG THE EAST FACE OF A BRICK WALL TO A POINT ON THE SOUTH LINE OF SAID LOT 4 WHICH IS 50.18 FEET EAST OF THE SOUTHWEST CORNER THEREOF IN BLOCK 25 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT (EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE THEREOF, 25.26 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 59 SECONDS EAST, 1.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 59 SECONDS EAST, 57.12 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 20 SECONDS EAST, 28.48 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 53 SECONDS EAST, 73.96 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 07 SECONDS EAST, 6.82 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 53 SECONDS EAST, 17.72 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 38 SECONDS EAST, 37.41 FEET; THENCE SOUTH 76 DEGREES 01 MINUTES 37 SECONDS WEST; 94.92 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, 1.03 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 52 SECONDS WEST, 37.86 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 54 SECONDS WEST 10.31 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 21 SECONDS WEST, 19.06 FEET; THENCE

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NORTH 00 DEGREES 00 MINUTES 48 SECONDS EAST, 13.66 FEET TO THE POINT OF BEGINNING;

ALSO,

EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A SLANTED PLANE DEFINED BY THE HEREINAFTER DESCRIBED POINTS "A", "B" AND "C" AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE THEREOF, 25.26; THENCE SOUTH 89 DEGREES 55 MINUTES 59 SECONDS EAST, 1.52 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO HORIZONTALLY POINT "A" WHICH HAS AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM; THENCE SOUTH 89 DEGREES 55 MINUTES 59 SECONDS EAST, 57.12 FEET, TO A POINT, SAID POINT BEING ALSO HORIZONTALLY POINT "B" WHICH HAS AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM; THENCE NORTH 00 DEGREES 05 MINUTES 20 SECONDS EAST, 28.48 FEET TO A POINT, SAID POINT BEING ALSO HORIZONTALLY POINT "C" WHICH HAS AN ELEVATION OF +30.18 FEET ABOVE CHICAGO CITY DATUM; THENCE NORTH 89 DEGREES 53 MINUTES 53 SECONDS WEST, 57.16 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS WEST, 28.51 FEET TO THE POINT OF BEGINNING;

ALSO,

EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITH ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE THEREOF, 98.04 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 13.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 9.42 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 12.54 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 8.43 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 4.38 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 19.45 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 22.62 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 7.82 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 12.22 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 16 SECONDS WEST, 29.48 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 17.78 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS, TO WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0536327117, AS

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AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 5 | 21 | 2024

SIGNATURE: Pam Clark
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

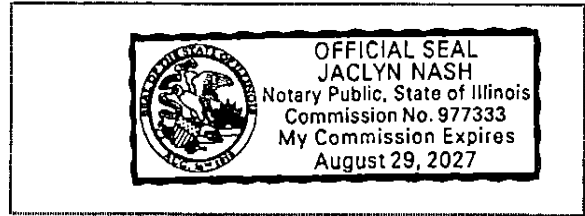
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Pam Clark

On this date of: 5 | 21 | 2024

NOTARY SIGNATURE: Jaclyn Nash

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 5 | 21 | 2024

SIGNATURE: Pam Clark
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

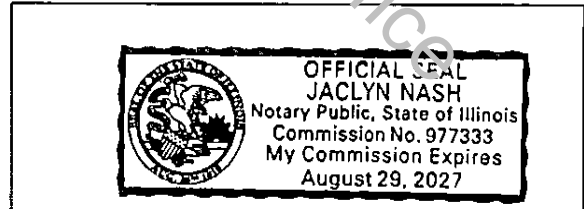
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Pam Clark

On this date of: 5 | 21 | 2024

NOTARY SIGNATURE: Jaclyn Nash

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)