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Doc#: 2425624868 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 9/12/2024 3:43 PM Pg: 1 of 3

TRUSTEE'S DEED

Dec ID 20240901699009

ST/Co Stamp 0-020-238-512 ST Tax \$441.00 CO Tax \$220.50

City Stamp 1-306-349-744 City Tax \$4,630.50

THIS INDENTURE, made this 12th day of September, 2024 between LOUIS M. ELIA, TRUSTEE OF THE LOUIS M. ELIA LIVING TRUST AGREEMENT DATED OCTOBER 24, 2003 AND KAREN BREEN ELIA, TRUSTEE OF THE KAREN BREEN ELIA LIVING TRUST AGREEMENT DATED OCTOBER 24, 2003, grantors,

and CHANGYING LING AND DAHUI ZHENG, of 4303 N. Kedvale Ave, Unit B, Chicago, Illinois 60641, as grantees, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantors as said trustees and of every other power and authority the grantors hereunto enabling, do hereby CONVEY and WARRANT in fee simple, to grantees, not as Tenants in Common and not as Joint Tenants but as **TENANTS BY THE ENTIRETY**, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

PIN: 13-10-200-026-1073

COMMONLY KNOWN AS: 5255 N. RIVERSEDGE TER, UNIT 2-213
CHICAGO, IL 60630


Subject only to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not due and payable at the time of Closing,


together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. **TO HAVE AND TO HOLD** said premises not as Tenants in Common and not as Joint Tenants but as **TENANTS BY THE ENTIRETY**, forever.

| This Instrument Prepared By: | Send subsequent tax bills to: | MAIL TO: |
|---|---|---|
| STEPHANIE A. ORZOFF LEVIT LIPSHITZ & ORZOFF, LTD. 1000 SKOKIE BLVD SUITE 500 WILMETTE, IL 60091 | CHANGYING LING DAHUI ZHENG 5255 N. RIVERSEDGE TER, UNIT 2-213 CHICAGO, IL 60630 | CHANGYING LING DAHUI ZHENG 5255 N. RIVERSEDGE TER, UNIT 2-213 CHICAGO, IL 60630 |

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IN WITNESS WHEREOF, the grantors, as trustees as aforesaid, hereunto sets their hands and seal the day and year first above written.

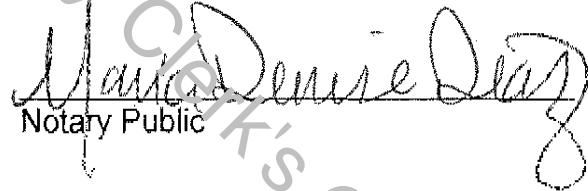

LOUIS M. ELIA, TRUSTEE OF THE
LOUIS M. ELIA LIVING TRUST
AGREEMENT DATED OCTOBER 24,
2003

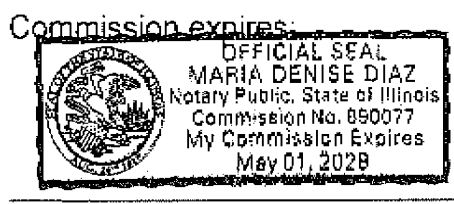

KAREN BREEN ELIA, TRUSTEE OF
THE KAREN BREEN ELIA LIVING
TRUST AGREEMENT DATED
OCTOBER 24, 2003

STATE OF ILLINOIS)
) SS:
COUNTY OF COCK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LOUIS M. ELIA, TRUSTEE OF THE LOUIS M. ELIA LIVING TRUST AGREEMENT DATED OCTOBER 24, 2003 AND KAREN BREEN ELIA, TRUSTEE OF THE KAREN BREEN ELIA LIVING TRUST AGREEMENT DATED OCTOBER 24, 2003, are personally known to me to be the same people 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.

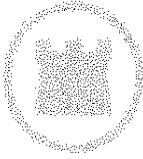
Given under my hand and official seal, this 12th day of September, 2024.


Notary Public



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC341111NA

For APN/Parcel ID(s): 13-10-200-026-1073

PARCEL 1:

UNIT NUMBER 2-213 IN RIVER'S EDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN RIVER'S EDGE SUBDIVISION OF THE NORTHEAST 1/4 SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 1995 AS DOCUMENT NUMBER 95803644 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE NUMBER P2-11 AND STORAGE SPACE NUMBER S2-11 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95803644 AS AMENDED FROM TIME TO TIME.