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Doc#: 1612501078 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/04/2016 12:10 PM Pg: 1 of 5

WARRANTY DEED  
ILLINOIS STATUTORY  
LIVING TRUST

Preparer File: 2737297  
FATIC No.:

THE GRANTOR(S), William J. Riley, IV, Patrick Riley and Katie Riley Colvin, as Successor Individual Co-Trustees of Danielle B. Riley Trust Dated September 11, 2003, as amended from time to time, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100's Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Eduardo Alvarez 2001 Living Trust Dated 12/8/2001 and Angela Alvarez 2001 Living Trust Dated 12/8/2001, as Tenants in Common, of Chicago, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**


SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments committed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing

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

Permanent Real Estate Index Number(s): 17-03-112-035-1002

Address(es) of Real Estate: 1214 North Astor Street, Unit 2  
Chicago, IL 60610

Dated this 21<sup>ST</sup> day of April, 20 16

By:   
William J. Riley, IV, as Successor Individual Co-Trustee  
of the Danielle B. Riley Trust Dated September 11, 2003, as amended from time to time

By: \_\_\_\_\_  
Patrick Riley, as Successor Individual Co-Trustee  
of the Danielle B. Riley Trust Dated September 11, 2003, as amended from time to time

S Y  
P 5  
S N  
SC Y  
INT 10



First American  
Title Insurance Company

FIRST AMERICAN TITLE  
FILE # 2737297

1071


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By: Patrick Riley  
Patrick Riley, as Successor Individual Co-Trustee  
of the Danielle B. Riley Trust Dated September 11, 2003, as amended from time to time

By: \_\_\_\_\_  
Katie Riley Colvin, as Successor Individual Co-Trustee  
of the Danielle B. Riley Trust Dated September 11, 2003, as amended from time to time

*[this space intentionally left blank]*

Property of Cook County Clerk's Office

<b>REAL ESTATE TRANSFER TAX</b>		22-Apr-2016
	<b>CHICAGO:</b>	9,375.00
	<b>CTA:</b>	3,750.00
	<b>TOTAL:</b>	13,125.00 *
17-03-112-035-1002   20160401694557   1-440-211-264		
* Total does not include any applicable penalty or interest due.		

<b>REAL ESTATE TRANSFER TAX</b>		22-Apr-2016
	<b>COUNTY:</b>	625.00
	<b>ILLINOIS:</b>	1,250.00
	<b>TOTAL:</b>	1,875.00
17-03-112-035-1002   20160401694557   0-324-079-936		

# UNOFFICIAL COPY

By: \_\_\_\_\_  
Patrick Riley, as Successor Individual Co-Trustee  
of the Danielle B. Riley Trust Dated September 11, 2003, as amended from time to time

By: Katie Riley Colvin  
Katie Riley Colvin, as Successor Individual Co-Trustee  
of the Danielle B. Riley Trust Dated September 11, 2003, as amended from time to time

*[this space intentionally left blank]*

Property of Cook County Clerk's Office

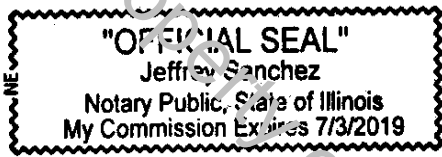


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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William J. Riley, IV, Patrick Riley and Katie Riley Colvin, as Successor Individual Co- Trustees of Danielle B.Riley Trust Dated September 11, 2003, as amended from time to time, personally known to me to be the same person(s) whose name(s) 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 official seal this 21<sup>ST</sup> day of April, 2016.



*[Handwritten Signature]*  
Notary Public

Prepared by:  
Jeffrey Sanchez  
Jay Zabel & Associates, Ltd.  
55 W. Monroe, Ste. 3950  
Chicago, IL 60603

Mail to:

~~Joel P. Lipman~~ EDUARDO ALVAREZ  
~~3104 W Touhy Ave~~ 21 PEMBROKE DR.  
~~Chicago, IL 60645~~ LAKE FOREST, IL 60045

Name and Address of Taxpayer:

~~Eduardo Alvarez~~  
~~Angela Alvarez~~  
~~1214 N Astor Street, Unit 2~~ 21 PEMBROKE DR.  
~~Chicago, IL 60610~~ LAKE FOREST, IL 60045



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## Exhibit "A" – Legal Description

UNIT 2 IN 1214 NORTH ASTOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN OWNERS RESUBDIVISION OF GEORGE METZ' SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 10 IN H.O. STONE'S SUBDIVISION OF ASTORS ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 7, 1980 AS DOCUMENT NUMBER 25308394 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

