


UNOFFICIAL COPY

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Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

**TRUSTEE'S DEED**  
**Illinois Statutory**  
**(Individual to Individual)**

THE GRANTOR, SANDRA A. MAXWELL, TRUSTEE OF THE SANDRA A. MAXWELL TRUST DATED DECEMBER 11, 1992 of Chicago, Illinois, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO CHERYL FANELLI, AN UNMARRIED WOMAN, of Chicago, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

  
\*1711616031D\*

Doc# 1711616031 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 10:38 AM PG: 1 OF 5

LEGAL DESCRIPTION:  
See Attachment

SUBJECT TO: General real estate taxes accrued, but not yet payable at the time of closing, ~~special assessments confirmed after date of closing~~, building set-back lines and use or occupancy restrictions, covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; zoning laws and ordinances; easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements; terms, provisions, covenants and conditions of the Declaration of Condominium, and all amendments thereto; any easement established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of ~~assessments due after the date of closing.~~ *\* PROVIDED THAT THEY DO NOT INTERFERE WITH CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.*  
~~TAXES NOT YET DUE AND PAYABLE.~~

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

Permanent Index No.: 14-05-407-015-1015

Address of Real Estate: 5733 N. Sheridan Road, Unit 6-C, Chicago, IL 60660

DATED this 3/30/17

Sandra A. Maxwell Trustee  
SANDRA A. MAXWELL (Trustee)

R

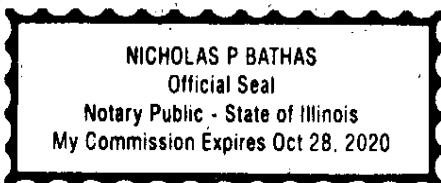
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State of Illinois )  
 ) ss.  
County of DuPage )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SANDRA A. MAXWELL**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 3/30/17



Nicholas P. Bathas  
Notary Public

This instrument was prepared by: Nicholas P. Bathas, Bathas & Associates, P.C.,  
1304 Dunrobin Road, Suite 100, Naperville, IL 60540

**MAIL TO:**

GREGORY G. CASTALDI  
5521 N. CUMBERLAND AV  
SUITE 1109  
CHICAGO, IL 60656

**SEND SUBSEQUENT TAX BILLS TO:**

CHERYL FANELLI  
5733 N. SHERIDAN ROAD  
UNIT 6-C  
CHICAGO, IL 60660

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Property of Cook County Clerk's Office

5733 N. Sheridan Rd, Unit 6-C  
Chicago, IL 60660  
P.A. # 14-05-407-015-1015

## EXHIBIT "A"

Unit Number 6C in Horizon House Condominium, as delineated on a plat of survey of part of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 19727898 together with an undivided percentage interest in the common elements in Cook County, Illinois.

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## REAL ESTATE TRANSFER TAX

13-Apr-2017



**CHICAGO:**

2,437.50

**CTA:**

975.00

**TOTAL:**

3,412.50 \*

14-05-407-015-1015 | 20170401638524 | 0-087-520-960

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

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## REAL ESTATE TRANSFER TAX

13-Apr-2017



<b>COUNTY:</b>	162.50
<b>ILLINOIS:</b>	325.00
<b>TOTAL:</b>	487.50

14-05-407-015-1015

| 20170401633524 | 0-941-684-416