

# UNOFFICIAL COPY

Doc#: 1721216544 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/31/2017 12:37 PM Pg: 1 of 3

**This instrument was prepared by:**

Lynn D. Dowd, Esq.  
LAW OFFICES OF LYNN D. DOWD  
29 W. Benton Avenue  
Naperville, Illinois 60540

Dec ID 20170701691227  
ST/CO Stamp 0-585-891-264 ST Tax \$457.00 CO Tax \$228.50  
City Stamp 1-031-765-440 City Tax: \$4,798.50

**Mail Recorded Deed to:**

Matthew T. Albrecht, Esq. Brian Filippini  
415 N. LaSalle Street, No. 403  
Chicago, Illinois 60654 1125 W. Wrightwood # 2E

**Send Subsequent Tax Bills to:**

BRIAN FILIPPINI  
1125 W. Wrightwood Avenue, 2E  
Chicago, Illinois 60614

BW17-33116 10P2

**TRUSTEES' DEED Illinois Statutory (Trust to Unmarried Man)**

THE GRANTORS: PETER W. HORVATH and KATHERINE E. HORVATH, Trustees under the provisions of a Trust Agreement dated September 11, 2016 and known as the Peter W. Horvath and Katherine E. Horvath Joint Living Trust, 1125 W. Wrightwood Avenue, 2E Chicago, Illinois 60614, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, Convey and Warrant to the GRANTEE: BRIAN FILIPPINI, a/an unmarried man who is/is not a party to a civil union, 1418 W Blackhawk 2 RF Chicago, IL 60642, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever. SUBJECT TO: General Real Estate Taxes not yet due and payable, Declaration, Covenants, Rules and Regulations, Restrictions, Building lines and Easements, if any, of record.

PERMANENT REAL ESTATE INDEX NUMBER: 14-29-414-044-1002

Property Address: 1125 W. Wrightwood Avenue, 2E, Cook, Illinois 60614

Dated this 19 day of July, 2017:

Peter W. Horvath (Seal)  
PETER W. HORVATH,  
Trustee of the PETER W. HORVATH  
and KATHERINE E. HORVATH  
JOINT LIVING TRUST

Katherine E. Horvath (Seal)  
KATHERINE E. HORVATH,  
Trustee of the PETER W. HORVATH  
and KATHERINE E. HORVATH  
JOINT LIVING TRUST

( Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173 )

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State of Illinois  
County of DuPage


I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that PETER W. HORVATH and KATHERINE E. HORVATH, as Trustees under the provisions of a Trust Agreement dated September 11, 2016 and known as the Peter W. Horvath and Katherine E. Horvath Joint Living Trust, appeared before me this day in person, and provided satisfactory evidence of their identities and signatures as required under 5 ILCS/6-105, *et seq.*, and accordingly, acknowledged that they signed, sealed and delivered this 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 official seal, this 19 day of July, 2017:

  
Notary Public



Commission expires 5-22-21

JEAN P HOYLE  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires May 22, 2021

REAL ESTATE TRANSFER TAX		31-Jul-2017
	CHICAGO:	3,427.50
	CTA:	1,371.00
	TOTAL:	4,798.50 *

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

REAL ESTATE TRANSFER TAX		31-Jul-2017
	COUNTY:	228.50
	ILLINOIS:	457.00
	TOTAL:	685.50

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## EXHIBIT "A"

**PARCEL 1: UNIT 2E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1127 WEST WRIGHTWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99403730, IN EAST 1/2 OF SECTION 29. TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. C-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM SURVEY ATTACHED HERETO, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office