

2210018-03098
TRUSTEE'S DEED
GENERAL

UNOFFICIAL COPY



Doc# 1905219005 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2019 09:28 AM PG: 1 OF 4

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

Dominic A. Romeo, as Trustee under the provisions of a Declaration of Trust, dated February 12, 2008, and restated on September 21, 2017, and known as the Dominic A. Romeo Living Trust, as to an undivided 50% interest AND Lori A. Romeo, as Trustee under the provisions of a Declaration of Trust, dated February 12, 2008, and restated on September 21, 2017, and known as the Lori A. Romeo Living Trust, as to an undivided 50% interest, located in County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and 00/100 in hand paid, and pursuant to the power and authority vested in the Grantors as Trustees of the Dominic A. Romeo Living Trust and the Lori A. Romeo Living Trust conveys and quit claims to Harry Edward VanHorn III and Michael Patrick O'Connor, a married couple, of 175 E. Delaware Place, #6020, Chicago, IL 60611, as tenants by the entirety, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Permanent Index Number(s): 17-03-220-020-1556

See Legal Description:

S 4/100
S 1/2
S 1/2
S 1/2
S 1/2
S 1/2
S 1/2
S 1/2
S 1/2
S 1/2

UNIT 7811 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"): PARTS OF THE LAND, PROPERTY, AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 1 TO 4 INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE, 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, IN JULY 30, 1973 AS DOCUMENT 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, CORPORATION OF MASSACHUSETTS, TO LASALLE NATIONAL BANK, NA, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENTS, RESTRICTIONS, COVENANTS, AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LASALLE NATIONAL BANK, NA,

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AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN A TRUST NUMBER 45450 AND RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, ILLINOIS AS DOCUMENT 22434263, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

For informational purposes only, the subject parcel is commonly known as:

175 E Delaware Pl, #7811, Chicago, Illinois 60611

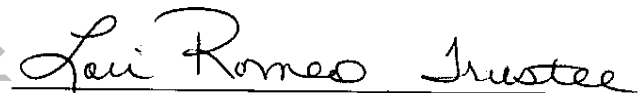
SUBJECT TO: 2019 and future taxes

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 15TH day of JANUARY

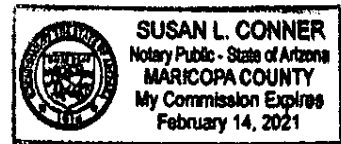


Dominic Romeo, Trustee



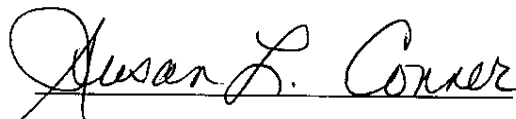
Lori Romeo, Trustee

STATE OF ~~ILLINOIS~~ ARIZONA, COUNTY OF MARICOPA SS






I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dominic Romeo and Lori Romeo personally, known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Dominic Romeo and Lori Romeo signed, sealed, and delivered the said instrument as Dominic Romeo and Lori Romeo 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 15th day of JANUARY, 2019



(Notary Public)

REAL ESTATE TRANSFER TAX		25-Jan-2019
	CHICAGO:	5,100.00
	CTA:	2,040.00
	TOTAL:	7,140.00 *

REAL ESTATE TRANSFER TAX		08-Feb-2019
	COUNTY:	340.00
	ILLINOIS:	680.00
	TOTAL:	1,020.00

17-03-220-020-1556 | 20181201667769 | 1-785-953-952

17-03-220-020-1556 | 20181201667769 | 0-286-747-040

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

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THIS INSTRUMENT PREPARED BY

Busse, Busse, & Grassé, P.C. — Jeffrey marks

20 N Wacker Drive, Suite 3518

Chicago, IL 60606

~~MAIL TO:~~ Grantor's Address

Harry Van Horn + Michael O'Connor

175 E. Delaware Place

Unit 7811

Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Harry Van Horn + Michael O'Connor

175 E. Delaware Place

Unit 7811

Chicago, IL 60611

Grantor's Address

16792 E Fansol Ln. Scottsdale, AZ 85258

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: 1/15/2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

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

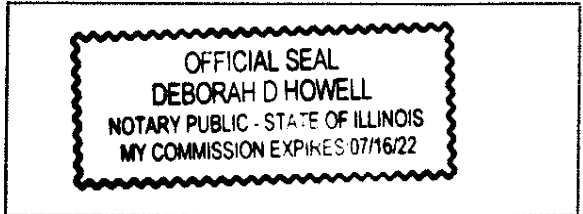
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 1/15/2019

NOTARY SIGNATURE: [Signature]

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: 1/15/2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

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

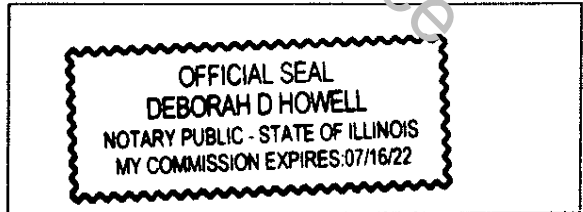
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 1/15/2019

NOTARY SIGNATURE: [Signature]

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)