

# UNOFFICIAL COPY

Doc#. 1917617048 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/25/2019 11:39 AM Pg: 1 of 3

Dec ID 20190601607347  
ST/CO Stamp 0-853-012-576 ST Tax \$825.00 CO Tax \$412.50

## TRUSTEE'S DEED

1922631 (D)

### The Grantor, **THE EVANS FAMILY TRUST DECLARATION OF LIVING TRUST**

**Dated December 14, 2013**, of River Forest,  
County of Cook, State of Illinois, for and in  
consideration of Ten & No/100 (\$10.00)

Dollars, and other good and valuable  
consideration in hand paid, Conveys and  
Warrants, to the Grantee, **THOMAS J.  
GALLAGHER JR., 2008 TRUST, ~~and~~**  
~~and~~, the following described Real Estate  
situated in River Forest, Cook County, Illinois,  
to wit:

*\*As trustee of the Thomas J. Gallagher Jr. 2008 Trust.*  
See Attached Legal Description

The above Space for Recorder's Use only

Permanent Real Estate Index Number: 15-12-219-043-1014

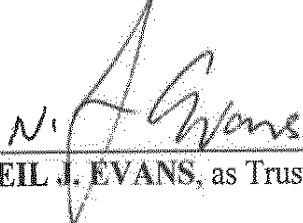
**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

Address of the Property: **417 Lathrop Ave., #4W, River Forest, IL 60305**

SUBJECT TO: covenants, conditions and restrictions of record; and building lines and  
easements, if any, provided they do not interfere with the current use and enjoyment of the Real  
Estate; and general real estate taxes not 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.

Dated: This 10<sup>th</sup> day of June 2019

  
NEIL J. EVANS, as Trustee

  
NICOLA J. EVANS, as Trustee

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State of Illinois }  
 } ss.  
 County of Cook }

I, the undersigned, a notary public in and for said County, in the State aforesaid, do Hereby Certify that, **Neil J. Evans and Nicola J. Evans** on(s) whose name(s) are subscribed to the foregoing instrument, and he/she appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/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 Seal  
 this 10th day of June 2019.

*Nika M. Giuliano*  
 \_\_\_\_\_  
 Notary Public



This instrument was prepared by:  
 Nichole M Capraro, P.C.  
 Capraro Law  
 1010 Lake Street, Suite 612  
 Oak Park, IL 60301

VILLAGE OF RIVER FOREST

Real Estate Transfer Tax

Date 6-19-19 Amt Paid \$825.00

Mail Recorded Deed to:  
 Greg Melnyk  
 1011 Lake Street., #435  
 Oak Park, IL 60301

Mail Subsequent Tax Bills to:  
 Thomas J. Gallagher &  
 Julia L. Zacharopoulos  
 417 Lathrop Ave., #4W  
 River Forest, IL 60305

REAL ESTATE TRANSFER TAX		24-Jun-2019
COUNTY:		412.50
ILLINOIS:		825.00
<b>TOTAL:</b>		<b>1,237.50</b>
15-12-219-043-1014   20190601607347   0-853-012-576		

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 417-4W IN THE WINDSOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 16, 17, 18, 19 AND NO IN P.L. MURPHY'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435012019, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P27 AND P28 AND STORAGE LOCKER 7B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0435012019.

COMMONLY KNOWN AS: 417 LATHROP AVENUE, #4W, RIVER FOREST, IL 60305  
PERMANENT INDEX NUMBER: 15-12-219-043-1014

Property of Cook County Clerk's Office