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

Doc#: 1933947042 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/05/2019 01:56 PM Pg: 1 of 2

Dec ID 20191101651718
ST/CO Stamp 2-138-732-896 ST Tax \$800.00 CO Tax \$400.00

This Agreement made this 2nd day of December, 2019, between Thomas J. Gallagher Jr. as Trustee of the Thomas J. Gallagher Jr. 2008 Trust, Grantor, of Oak Park, Illinois, and Stephen S. Herseth, Trustee of the Stephen S. Herseth Trust Dated January 6, 1995 as amended and restated., of River Forest, Illinois, Grantee.

WITNESS: The Grantor in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

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.

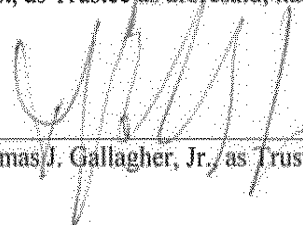
PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF P27 AND P28 AND STORAGE LOCKER 7B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0435012019

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



Subject To: General real estate taxes for 2019 and subsequent years; 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.


Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the Grantor, Thomas J. Gallagher Jr. as Trustee of the Thomas J. Gallagher Jr. 2008 Trust, as Trustee as aforesaid, has hereunto set his/her hand and seal the day and year first above written.


Thomas J. Gallagher, Jr. as Trustee

PRAIRIE TITLE
3321 W. NORTH AVE.
OAK PARK, IL 60302

REAL ESTATE TRANSFER TAX		04-Dec-2019
	COUNTY:	400.00
	ILLINOIS:	800.00
	TOTAL:	1,200.00
15-12-219-043-1014 20191101651718 2-138-732-896		

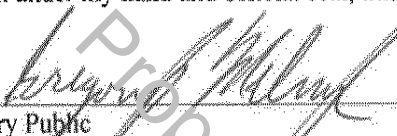
VILLAGE OF RIVER FOREST
 Real Estate Transfer Tax
Date 11-22-19 Amt Paid \$800.00

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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 Thomas J. Gallagher Jr. as Trustee of the Thomas J. Gallagher Jr. 2008 Trust, as Trustee, 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 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 official seal, this 2nd day of December, 2019.



Notary Public

Commission expires: _____



This instrument was prepared by:

Gregory Melnyk
1011 Lake Street, Suite 435
Oak Park, IL 60301

Mail To:

Jay Goldberg
10 S. LaSalle Street, Suite 2910
Chicago, IL 60603

Send Subsequent Tax Bills To:

Stephen S. Herseth, Trustee
417 Lathrop, Unit 4W
River Forest, IL 60305

