

UNOFFICIAL COPY

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Doc#: 2002255015 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/22/2020 08:58 AM Pg: 1 of 2

TRUSTEE'S DEED

GIT

Dec ID 20200101693366
ST/CO Stamp 1-381-192-544 ST Tax \$109.00 CO Tax \$54.50

The Grantor(s) ROBERT J. BIANCALANA & LISA BIANCALANA, as Trustees of the Biancalana Family Trust dated June 12, 2013, of 131 N. Elmwood Avenue, Palatine, Illinois 60074, for and in consideration of ONE HUNDRED NINE THOUSAND DOLLARS (\$109,000.00), and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND WARRANTS to Grantee(s) DANIEL C. LAZO (a married person, spouse not in title), of 2450 North 77th Court, Unit 3W, Elmwood Park, Illinois 60707, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

LEGAL DESCRIPTION

UNIT 3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SILVANA COURTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 91354528, AS AMENDED, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2450 North 77th Court, Unit 3W, Elmwood Park, Illinois 60707

Parcel Number: 12-25-329-051-1006

SUBJECT TO: Current taxes, assessments, reservations of record and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.



Village of Elmwood Park
Real Estate Transfer Stamp

14520
545.00
CS

REAL ESTATE TRANSFER TAX

17-Jan-2020



COUNTY: 54.50
ILLINOIS: 109.00
TOTAL: 163.50

12-25-329-051-1006

20200101693366 | 1-381-192-544

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Dated: January 16, 2020

Robert J. Biancalana
ROBERT J. BIANCALANA – Trustee
of the Biancalana Family Trust dated June 12, 2013

Lisa Biancalana
LISA BIANCALANA – Trustee
of the Biancalana Family Trust dated June 12, 2013

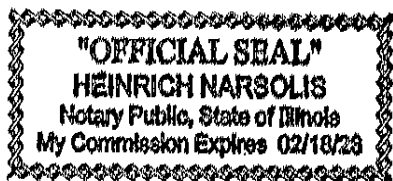
State of Illinois

County of Cook

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This instrument was acknowledged before me on Jan 16, 2020, 2020
by ROBERT J. BIANCALANA & LISA BIANCALANA, as Trustees of the Biancalana Family
Trust dated June 12, 2013, on behalf of said Trust.

Given under my hand and official seal, on Jan 16, 2020, 2020.



[Signature]
Notary Public

This instrument was prepared (without an examination of title) by: Patrick W. Walsh, P.C., 33 S. Garfield St., Hinsdale, Illinois 60521.

AFTER RECORDING MAIL TO: Robert J. Galgan, Jr., Law Offices of Galanopoulos and Galgan, 340 W. Butterfield Rd., Elmhurst, Illinois 60126.

SEND SUBSEQUENT TAX BILLS TO: Daniel C. Jaso, 2450 North 77th Court, Unit 3W, Elmwood Park, Illinois 60707.