

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2007206003 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/12/2020 09:40 AM Pg: 1 of 3

Dec ID 20200301634594
ST/CO Stamp 0-981-286-752 ST Tax \$115.00 CO Tax \$57.50
City Stamp 0-601-714-528 City Tax: \$1,207.50

THE GRANTOR(S) Steven P. Traxler, as successor trustee under the Beverly Magee Traxler Trust dated October 19, 1998 State of IL for and in consideration of , and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Peter Galassi and Judith A. Galassi, as trustees, or their successors in interest, of the Peter Galassi Family Revocable Living Trust dated July 27, 2019 of Chicago, IL of the County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Building line and easements, Private, public and utility easements and roads and highways; Party wall rights and agreements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, and General taxes for the year 2019 and subsequent years.

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

Permanent Real Estate Index Number(s): 14-21-111-007-1014

Address of Real Estate: 3550 N. Lake Shore Drive #214
Chicago, IL 60657

Dated this 2nd day of MARCH, 2020.



Steven P. Traxler, as successor Trustee, under the Beverly Magee Traxler Trust dated October 19, 1998



First American
Title Insurance Company

20-62179
North American Title Company
1776A S. Naperville Rd #200
Wheaton, IL 60189

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK: SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven P Traxler as successor Trustee under the Beverly Magee Traxler Trust is personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 hand and official seal this 2nd day of March, 2020.



[Handwritten Signature]

Notary Public

Prepared by:
Scott D. Hodes
180 N LaSalle Street Suite 3700
Chicago, IL 60601

Mall to :

MR. RYAN ESG
PO BOX 156
Oak Forest IL 60452

mail
TAX Bill to! Grantees Address
Peter Galassi
3550 N Lake Shore Dr # 214
Chicago IL 60657



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15826-20-62179-IL

Property Address: 3550 North Lake Shore Drive, Unit 214, Chicago, IL 60657

Parcel ID: 14-21-111-007-1014

UNIT NO. 214 (CALLED "UNIT") AS DELINEATED ON SURVEY OF THE LOT 1 IN BLOCK 1 IN BAIRD & WARNER'S SUBDIVISION OF BLOCK 12 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE- 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK AND THE TRACT OF LAND LYING EASTERLY OF AND ADJOINING SAID BLOCK 12 AND WESTERLY OF THE WESTERLY LINE OF NORTH SHORE DRIVE (EXCEPTING STREET PREVIOUSLY DEDICATED; IN COOK COUNTY, ILLINOIS (CALLED "PROPERTY") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1974 AND KNOWN AS TRUST NO. 32679, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24132761, TOGETHER WITH AN UNDIVIDED .087 INTEREST IN THE PROPERTY (EXCEPTING FROM SAID PROPERTY ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING.

PROPERTY OF Cook County Clerk's Office