

1 of 2

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Karen A. Yarbrough  
Cook County Clerk  
Date: 02/03/2021 11:05 AM Pg: 1 of 8

Dec ID 20210101604314

City Stamp 0-900-120-592

## TRUSTEE'S DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Nicholas A. Severino and Laura L. Severino,  
Trustees of the Severino Family Trust Agmt.  
350 Eucalyptus Avenue  
Hillsborough, CA 94010

(The Above Space for Recorder's Use Only)

THIS INDENTURE, made this 14th day of December, 2020, between NICHOLAS A. SEVERINO and LAURA L. SEVERINO, as Trustees of the SEVERINO FAMILY TRUST AGREEMENT dated October 28, 2004, Grantors, WITNESSETH, That Grantors, in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the grantors hereunto enabling, does hereby convey and quit claim to

LAURA L. SEVERINO, a Married Woman, as her sole and separate property, of 350 Eucalyptus Avenue, Hillsborough, California 94010, the Grantee, in fee simple the following described real estate, situated in the County of Cook and State of Illinois, to wit:

### See Attached Exhibit A Legal Description

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 17-04-435-038-1025

Address(es) of Real Estate: 9 West Walton Street, #1202, Chicago, Illinois 60610

### THIS IS NOT HOMESTEAD PROPERTY

IN WITNESS WHEREOF, the Grantors, as Trustees as aforesaid, does hereunto set his hand and seal the day and year first above written.

Exempt under provisions of Paragraph E  
Section 31-45, Real Estate Transfer Tax Law.

  
Buyer's Representative

December 14, 2020  
Date

### REAL ESTATE TRANSFER TAX

06-Jan-2021



CHICAGO:	0 00
CTA:	0 00
TOTAL:	0.00 *

17-04-435-038-1025 | 20210101604314 | 0-900-120-592

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

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Nicholas A. Severino (SEAL)

NICHOLAS A. SEVERINO, as Trustee under the  
SEVERINO FAMILY TRUST AGREEMENT  
Dated October 28, 2004

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

## ACKNOWLEDGMENT

State of California  
County of San Mateo )

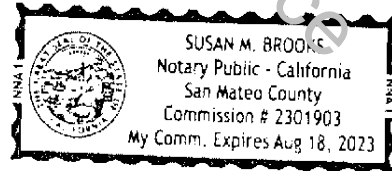
On December 14, 2020 before me, Susan M. Brooks, Notary Public  
(insert name and title of the officer)

personally appeared Nicholas A. Severino, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan Brooks (Seal)



# UNOFFICIAL COPY

Laura L. Severino (SEAL)

LAURA L. SEVERINO, as Trustee under the  
SEVERINO FAMILY TRUST AGREEMENT

Dated October 28, 2004

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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County of San Mateo

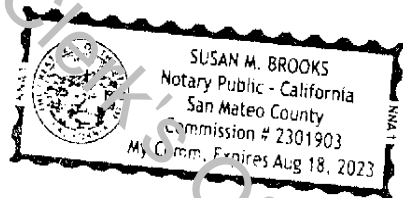
On December 14, 2020, before me, Susan M. Brooks  
(insert name and title of the officer)

personally appeared Laura L. Severino  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan M. Brooks (Seal)



### THIS INSTRUMENT PREPARED BY

Daniel O. Hands  
Daniel O. Hands, P.C.  
2021 Midwest Road, Suite 200  
Oak Brook, IL 60523

### MAIL TO:

Daniel O. Hands  
2021 Midwest Road, Suite 200  
Oak Brook, IL 60523

### SEND SUBSEQUENT TAX BILLS TO:

Laura L. Severino  
350 Eucalyptus Avenue  
Hillsborough, CA 94010

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## Exhibit A

### Legal Description

#### Parcel 1:

Unit Number 1202 in 9 West Walton Street Condominium, as delineated on a Plat of Survey of the following described Tract of Land:

Lot 6 in Walton on the Park Subdivision, recorded September 10, 2008 as Document Number 0825418053, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, excepting therefrom the following 3 described Parcels:

#### 1: Retail Parcel 1

That part of Lot 6 in Walton on the Park Subdivision, recorded September 10, 2008 as Document Number 0825418053, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, lying below a Horizontal Plane having an Elevation of +26.55 Feet above Chicago City Datum and lying above a Horizontal Plane having an Elevation of +13.36 Feet above Chicago City Datum and lying within its Horizontal Boundary protected vertically and described as follows: Beginning at the Northeast Corner of said Lot 6, being also the Intersection of the South Line of West Walton Street with the West Line of North State Street; Thence South 00°15'03" West along the East Line of said Lot 6 a Distance of 98.16 Feet; Thence North 90°00'00" West along a Line Parallel with the South Lines of said Lot 6 a Distance of 14.64 Feet; Thence South 00°15'03" West 0.96 Feet; Thence North 90°00'00" West 29.14 Feet; Thence North 00°15'03" East 16.06 Feet; Thence North 90°00'00" West 26.16 Feet; Thence North 00°15'03" East 11.09 Feet; Thence South 90°00'00" East 7.14 Feet; Thence North 00°15'03" East 715 Feet; Thence South 90°00'00" East 5.99 Feet; Thence North 00°15'03" East 13.87 Feet; Thence North 90°00'00" West 12.43 Feet; Thence North 00°15'03" East 33.45 Feet; Thence North 90°00'00" West 6.79 Feet; Thence North 00°15'03" East 17.65 Feet to a point of on the North Line of said Lot 6; Thence South 89°53'10" East along the North Line of Lot 6 aforesaid 76.03 Feet to the Point of Beginning, in Cook County, Illinois.

#### 2: Retail Parcel 2

That part of Lot 6 in Walton on the Park Subdivision, recorded September 10, 2008 as Document Number 0825418053, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, lying below a Horizontal Plane having an Elevation of +26.55 Feet above Chicago City Datum and lying above a Horizontal Plane having an Elevation of +13.36 Feet above Chicago City Datum and lying within its Horizontal Boundary protected vertically and described as follows: Commencing at the Southwest Corner of said Lot 6; Thence South 90°00'00" East along a South Line of said Lot 6, a Distance of 24.94 Feet to the Point of Beginning; Thence North 00°00'00" East along a Line Perpendicular to the South Lines of Lot 6 aforesaid 17.02 Feet; Thence South 90°00'00" East 6.60 Feet; Thence South 00°00'00" West 2.76 Feet; Thence South 90°00'00" East

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3.16 Feet; Thence South 00°00'00" East 14.26 Feet to a Point on a South Line of Said Lot 6; Thence North 90°00'00" West along a South Line of said Lot 6 a Distance of 9.75 Feet to the Point of Beginning, in Cook County, Illinois.

### 3: Retain Parcel 3

That part of Lot 6 in Walton on the Park Subdivision, recorded September 10, 2008 as Document Number 0825418053, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, lying below a Horizontal Plane having an Elevation of +26.55 Feet above Chicago City Datum and lying above a Horizontal Plane having an Elevation of +13.36 Feet above Chicago City Datum and lying within its Horizontal Boundary protected vertically and described as follows: Beginning at the Northeast Corner of said Lot 6, being also the Intersection of the South Line of West Walton Street with the West Line of North State Street; Thence South 00°15'03" West along the East Line of said Lot 6 a Distance of 98.16 Feet; Thence North 90°00'00" West along a Line Parallel with the South Lines of said Lot 6 a Distance of 107.72 Feet to the Southeast Corner thereof; Thence North 90°00'00" West along a South Line of said Lot 6 a Distance of 49.07 Feet to a Point on a West Line of Lot 6 aforesaid; Thence North 00°00'00" East along said West Line 19.63 Feet to a Point on a South Line of said Lot 6; Thence North 90°00'00" West along South Line of Lot 6 aforesaid 21.72 Feet; Thence North 00°15'03" East Parallel with the East Line of said Lot 6 a Distance of 5.14 Feet; Thence South 90°00'00" East 0.89 Feet; Thence North 00°15'03" East 38.89 Feet; Thence North 90°00'00" West 6.55 Feet; Thence North 00°15'03" East 44.21 Feet to a Point on the North Line of said Lot 6 aforesaid; Thence South 89°53'11" East along the North Line of said Lot 6 a Distance of 76.54 Feet to the Point of Beginning, in Cook County, Illinois.

Which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded November 20, 2017 as Document Number 1732429058, as Amended from time to time; together with its undivided percentage interest in the common elements.

### Parcel 2:

The exclusive right to the use of Storage Space 50, as a limited common element, as delineated on the Survey attached to the Declaration of Condominium recorded November 20, 2017 as Document Number 1732429058.

### Parcel 3:

Limited common element Valet Parking Rights Numbers 145 and 146 for Passenger Vehicle(s) in Valet Parking Area, as a limited common element, as set forth in the Declaration of Condominium recorded November 20 2017 as Document 1732429058, which Valet Parking Right is appurtenant to the Condominium Unit described in Parcel 1.

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**Parcel 4:**

Non-exclusive Easement for permanent encroachment of subsurface facilities as set forth in the certain Grant of Easements, Temporary Construction Easements, and Easements for Permanent Encroachments recorded March 9, 2009 as Document 0907822026.

**Parcel 5:**

Non-exclusive Easements for Access, Encroachments and shared Facilities as set forth in that certain Declaration of Easements for Access, Construction, Encroachments and shared Facilities recorded May 11, 2010 as Document 1013118085 and First Amendment recorded April 30, 2015 as Document 1512041141 and Second Amendment recorded November 20, 2017 as Document 1732429055.

**Parcel 6:**

Non-exclusive Easements for Access for Refuse Removal as set forth in that certain Grant of Easement recorded November 20, 2017 as Document 1732429056.

**Parcel 7:**

Non-exclusive Easements for Structural Members, Footings, Caissons, Foundations, Demising Walls, Common Walls, Floors and Ceilings, Columns and Beams and other Supporting Elements, Encroachments, Maintenance, Restoration, Reconstruction, Access to Commercial Property or Building Systems, Rooms or Facilities, Security Cameras, Ingress and Egress through Common Corridors and Stairwells as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements: Reciprocal Easement Agreement dated November 20, 2017 and recorded November 20, 2017 as Document 1732429057.

Grantor also hereby grants to the Grantee, its Successors and Assigns, as Rights and Easements appurtenant to the above-described real estate, the Rights and Easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its Successors and Assigns, the Rights and Easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all Rights, Easements, Covenants, Conditions, Restrictions and Reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length herein.

PIN: 17-04-435-038-1025

Commonly Known As: 9 West Walton Street, Unit 1202, Chicago, Illinois 60610.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated: December 14, 2020

Signature: *Nicholas A. Severino*  
Grantor or Agent

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

## ACKNOWLEDGMENT

State of California  
County of San Mateo

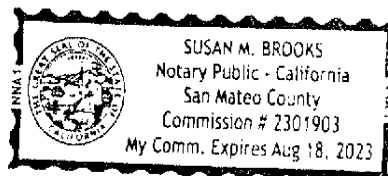
On December 14, 2020, before me, Susan M. Brooks, Notary Public  
(insert name and title of the officer)

personally appeared Nicholas A. Severino, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Sm Brooks* (Seal)



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The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated: December 14, 2020

Signature: *Laura L. Severino*  
Grantee or Agent

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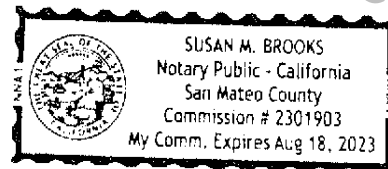
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WITNESS my hand and official seal.

Signature *Susan M. Brooks* (Seal)



NOTE: 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.