

UNOFFICIAL COPY

Doc# 2127246266 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2021 11:31 AM Pg: 1 of 3

Dec ID 20210801636064
ST/CO Stamp 1-002-901-264 ST Tax \$312.50 CO Tax \$156.25
City Stamp 1-072-510-736 City Tax: \$3,451.79

1337016
1 of 3
3

TRUSTEE'S WARRANTY DEED - ILLINOIS STATUTORY

THIS INDENTURE MADE AUGUST 12, 2021, BETWEEN
:
BARRY JOEL KAPLAN, AS TRUSTEE OF THE
KAPLAN FAMILY TRUST DATED FEBRUARY 7, 2017
AS GRANTOR(S), AND

JOHN M. RILEY
AND LAUREN A. RILEY
*husband & wife not as tenants in common
But as joint tenants with right
of survivorship*

GRANTEE(S), WITNESSETH, THAT GRANTOR(S), IN
CONSIDERATION OF THE SUM OF TEN DOLLARS,
RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED,
AND IN PURSUANCE OF THE POWER AND
AUTHORITY VESTED IN THE GRANTOR(S) AS SAID
TRUSTEE(S) AND OF EVERY OTHER POWER AND
AUTHORITY THE GRANTOR(S) HEREUNTO
ENABLING, DO HEREBY CONVEY AND WARRANTY
UNTO THE GRANTEE(S), IN FEE SIMPLE, THE
FOLLOWING DESCRIBED REAL ESTATE SITUATED IN
THE COUNTY OF COOK AND STATE OF ILLINOIS, TO
WIT:


LEGAL DESCRIPTION ATTACHED HERETO:

TOGETHER WITH THE TENEMENTS, HEREDITAMENTS AND APPURTANCES THEREUNTO
BELONGING OR IN ANY WISE APPERTAINING, AND WAIVING ANY RIGHTS UNDER THE
HOMESTEAD EXEMPTION LAWS OF ILLINOIS.

PERMANENT INDEX NUMBER: 14-20-427-044-1031
ADDRESS OF REAL ESTATE: 3232 N HALSTED #H408
CHICAGO IL 60657

IN WITNESS WHEREOF, THE GRANTOR(S), AS TRUSTEE(S), SETS HIS/HER HAND AND SEAL
THIS DAY AND YEAR FIRST ABOVE WRITTEN.

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 BARRY JOEL KAPLAN, AS TRUSTEE OF
 THE KAPLAN FAMILY TRUST DATED
 FEBRUARY 7, 2017

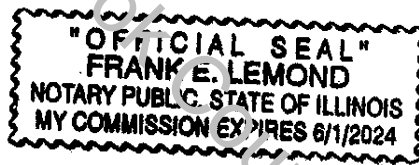
STATE OF ILLINOIS)
 COUNTY OF COOK)

I, UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID DO HEREBY CERTIFY THAT BARRY JOEL KAPLAN PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE 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 AS SUCH TRUSTEE, FOR THE USES AND PURPOSES THEREIN SET FORTH..

DATED: AUGUST 12, 2021




NOTARY PUBLIC





✓ THIS DEED PREPARED BY: MICHAEL W. BRENNOCK, CPA/ATTY AT LAW
 166 W. WASHINGTON STREET-SUITE 620
 CHICAGO, IL 60602

SEND TAX BILL TO: John + Lauren Reley, 10618 Indian Woods Dr. Cincinnati, OH 45242

RETURN AFTER RECORDING: John + Lauren Reley, 10618 Indian Woods Dr. Cincinnati OH 45242

REAL ESTATE TRANSFER TAX		25-Aug-2021
	CHICAGO:	2,343.75
	CTA:	937.50
	TOTAL:	3,281.25 *

REAL ESTATE TRANSFER TAX		25-Aug-2021
	COUNTY:	156.25
	ILLINOIS:	312.50
	TOTAL:	468.75

14-20-427-044-1031 | 20210801636064 | 1-072-510-736

14-20-427-044-1031 | 20210801636064 | 1-002-901-264

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

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit Number H-408 in the Plaza 32 Condominium, as delineated on a Survey of the following described Tract of Land:

The North Half of Lot 5 and all of Lots 6, 7, 8 and 9 (except the North 5 1/2 inches of the East 151 feet of Lot 9 (except Streets) in Block 1 in Hambleton Weston and Davies Subdivision of the South Half of the South East 1/4 of the South East 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "C" to the Declaration of Condominium Ownership for Plaza 32 Condominium and provisions relating to non Condominium Property, recorded as Document Number 00659584 (the "Declaration"), together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office