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Doc#: 2129528434 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/22/2021 04:06 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20211001693453
ST/CO Stamp 0-886-219-920 ST Tax \$465.00 CO Tax \$232.50
City Stamp 1-502-913-680 City Tax: \$4,882.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Amy H. Troppmann, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to GRANTEEES Ryan Sweeney and Annette D'Onofrio, ~~as Trustees of the D'Onofrio/Sweeney Living Trust dated May 6, 2021, of~~ HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: 1318 W. THORNDALE, APT. 2, CHICAGO, IL


SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-08-109-055-1006
Property Address: 1453 West Rascher Ave, Unit 3E, Chicago, IL 60640



SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year ~~2020~~ 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).


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

Dated this 4 day of October, 2021.


Amy H. Troppmann (Seal)

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		22-Oct-2021
	COUNTY:	232.50
	ILLINOIS:	465.00
	TOTAL:	697.50
14-08-109-055-1006 20211001693453 0-886-219-920		

REAL ESTATE TRANSFER TAX		22-Oct-2021
	CHICAGO:	3,487.50
	CTA:	1,395.00
	TOTAL:	4,882.50 *
14-08-109-055-1006 20211001693453 1-502-913-680		
* Total does not include any applicable penalty or interest due		

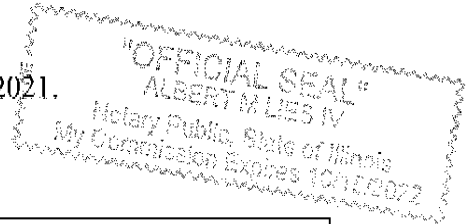
BW210592.009 1 of 2

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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amy H. Troppmann 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 she signed, sealed and delivered in the instrument as 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 notarial seal, this 4 day of October, 2021.



Albert M. Lies IV
Notary Public

TRUSTEE ACCEPTANCE

The Grantee, Ryan Sweeney and Annette D'Onofrio, as Trustees of the under the provisions of the D'Onofrio/Sweeney Living Trust dated May 6, 2021,, hereby acknowledges and accepts this conveyance into the said Trust.

Ryan Sweeney, as Trustees of the under the D'Onofrio/Sweeney Living Trust dated May 6, 2021,

Annette D'Onofrio, as Trustees of the under the D'Onofrio/Sweeney Living Trust dated May 6, 2021,

THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Hawbecker & Garver, LLC
26 Blaine Street
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

Ryan Sweeney and Annette D'Onofrio, as
Trustees of the D'Onofrio/Sweeney Living Trust
dated May 6, 2021,
1453 West Rascher Ave, Unit 3E
Chicago, IL 60640

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BW21059209

Exhibit A

PARCEL 1:

UNIT NO. 3-E IN THE 1453-55 WEST RASCHER CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 10 FEET OF LOT 26 AND ALL OF LOT 27 AND 28 IN BLOCK 2 IN FEINBERG'S ADDITION TO EDGEWATER BEING A SUBDIVISION OF LOT 1 OF EDSON'S SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACH AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0001010800, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS,

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1 A LIMITED COMMON ELEMENT AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID AND RECORDED AS DOCUMENT NO. 0001010800.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF WOOD DECK E-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED DECEMBER 27, 2000 AS DOCUMENT NO, 0001010800.

PIN: 14-08-109-055-1006

For Informational Purposes only: 1453 West Rascher Avenue, Unit 3E, Chicago, IL 60640