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Doc#: 2326533309 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 01:48 PM Pg: 1 of 2

WARRANTY DEED

Illinois Statutory

Mail to:

Dec ID 20230901615574
ST/CO Stamp 1-886-336-464 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-234-417-104 City Tax: \$3,150.00

Valerie Traberis
403 N. WALSH AVE #2C
CHICAGO, IL 60611

PT 23-91438 FK 1/1

THE GRANTOR Amy L. Holzapfel, a single woman of Chicago, IL, County of Cook, State of Illinois, for the for the consideration of Ten & no/100 (\$10.00) and other good and valuable consideration, in hand paid, does hereby Convey and Warrant to:

Katherine B. Rudnick, as trustee of the
Katherine B. Rudnick Revocable Trust, dated April 11, 2013, and as amended.
via the Katherine B. Rudnick Revocable Trust
Katherine B. Rudnick, as trustee of the
Katherine B. Rudnick Revocable Trust
to have and hold forever the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Units 216 and PU-14 in the 60657 Lofts Condominium, as delineated on a Survey of the following described real estate:

Lots 1, 2, 3, 4, 5, 6, 29 and 30 and the East 18 feet of Lot 28 (except from said Lots 29 and 30 those parts thereof lying Southeasterly of and adjoining the Southwesterly line of said Lot 3 produced Southwesterly to a point on the South line of said Lot 29, 11.42 feet West of the Southeast corner of said Lot 29), in Block 8 in Gross North Addition to Chicago, being a Subdivision of the Southwest 1/2 of the East 1/2 of the Southeast 1/4 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, also; all the part of the North and South vacated alley lying West of and adjoining the West line of Lots 1, 2 and 3 and lying East of and adjoining the East line of Lot 30 and lying Northerly of the Southeasterly line of said Lot 29 line, 11.42 feet West of the Southeast corner of said Lot 29, all in Block 8 in Gross North Addition to Chicago aforesaid, in Cook County, Illinois made by School Street Limited Partnership and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 99283904, as amended from time to time, together with their undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to use Storage Space S-16, a limited common element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 99283904.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements, AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

P.I.N. Parcel ID(s): 14-19-430-022-1016 (Affects Unit 216), 14-19-430-022-1083 (Affects PU-14),

Property Address: 1645 W. School Street, Unit 216, Chicago, IL 60657

DATED: August 28, 2023

Amy L. Holzapfel
Amy L. Holzapfel

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STATE OF IL)
)
COUNTY OF COOK)

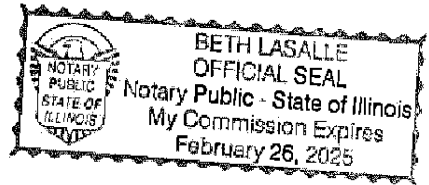
The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Amy L. Holzapfel, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (s)he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this August 28, 2023.

Helen Lasalle
Notary Public
(Seal)

Mail subsequent tax bills to:
Katherine Stewart
1615 W. School St. #216
Chgo, IL 60657

THIS INSTRUMENT PREPARED BY:
Deborah M Martinez, Esq.
1430 N Western Ave.
Chicago, IL 60622



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