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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2335541191 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2023 03:04 PM Pg: 1 of 3

Dec ID 20231201600639
ST/CO Stamp 0-455-847-984 ST Tax \$203.00 CO Tax \$101.50
City Stamp 0-743-419-952 City Tax: \$2,131.50

23007709-20

TRULY
TITLE

1/1

THE GRANTOR Steven P. Traxler as successor trustee of the Beverly Magee Traxler Trust dated October 19, 1998, of the County of Cook and the State of Illinois or and in consideration of Ten Dollars and no /100, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Blanca Ramirez and Rosalinda V. Rodriguez Perez as Joint tenants of the town of Oak Brook, County of Cook, and the 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" legal description attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements, Party wall rights and agreements; General real estate taxes not due and payable at the time of closing..

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): 17-04-208-031-1179

Address of Real Estate: 70 W. Burton Unit 1057F Chicago IL 60610

Dated this 28th day of September, 2023

Steven P. Traxler

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



First American
Title Insurance Company

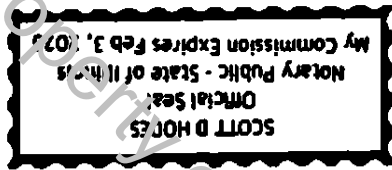
Warranty Deed - Individual

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STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven P. Trader as successor trustee, of the Beverly Magee Traxler Trust dated 10-19-1998 personally known to me to be the same persons whose names 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 28th day of SEPTEMBER, 2023.



Scott D. Hodes

Notary Public

Prepared by:
Scott D. Hodes
161 N Clark St Suite 1700
Chicago, IL 60601

Mail to:
Mr Earnest Rose
11 South Dunton
Arlington heights, Illinois 60005

Name and Address of Taxpayer:
~~Blanca Ramirez~~ Blanca Ramirez
~~77 W. Dunton #1507F~~ 2715 Curran Ct.
Chicago, Illinois 60610 Danien, IL 60521



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EXHIBIT A Legal Description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

UNIT 1507 - F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FAULKNER HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25280760, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office