

774426 1051

UNOFFICIAL COPY

TRUSTEE'S DEED  
(ILLINOIS)



Doc# 2409423061 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 4/3/2024 2:07 PM  
PAGE: 1 OF 5

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

THE GRANTOR Neemias Vasquez Ortiz, as Trustee of the Neemias Vasquez Ortiz Family Trust Dated December 12, 2017, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Harriet Kastaris, An Unmarried Woman at all interest in the following described real estate commonly known as 222 South Racine Avenue, Unit 507, Chicago, IL 60607, and legally known as:

and P-17, BAF

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO:

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

This deed is executed by the party of the first part, as Trustee, as aforesaid pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: all unpaid taxes not yet due and payable, special assessments, building lines; restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; if any; easements of record, if any.

Permanent Real Estate Index Number(s): 17-17-113-115-1103 and 17-17-113-115-1047

Dated this 08 day of March, 2024.

Neemias Vasquez Ortiz as trustee  
Neemias Vasquez Ortiz, as Trustee of the Neemias Vasquez Ortiz Family Trust dated December 12, 2017

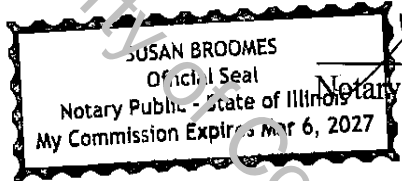
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INT

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STATE OF ILLINOIS )  
COUNTY OF Cook ) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Neemias Vasquez Ortiz, as Trustee of the Neemias Vasquez Ortiz Family Trust dated December 12, 2017 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 it signed, sealed and delivered in the instrument as its 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 9th day of March, 2024.

 Susan Broomes  
Notary Public

THIS INSTRUMENT PREPARED BY  
Eron M. McCormick  
The McCormick Law Firm LLC  
2100 Manchester Road, Suite 1440  
Wheaton, IL 60187

MAIL TO:  
Reveliotis Law, PC  
Pamela Viscardis  
1030 Higgins Road, Suite 101  
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:  
Harriet Kastaris  
222 South Racine Avenue, Unit 507  
Chicago, IL 60607

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Commitment for Title Insurance  
2021 v.01.00 (07-01-2021)

File No.: 774426

### EXHIBIT A

The Land is described as follows:

UNIT NO. 507 AND PARKING NO. 47, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE DAILY NEWS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010539003, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

17-17-113-115-1047 Ⓐ

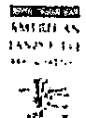
17-17-113-115-1103

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*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## REAL ESTATE TRANSFER TAX

28-Mar-2024



**CHICAGO:**

3,300.00

**CTA:**

1,320.00

**TOTAL:**

4,620.00 \*

17-17-113-115-1103 | 20240301653924 | 2-039-977-520

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

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## REAL ESTATE TRANSFER TAX

28-Mar-2024



|                  |        |
|------------------|--------|
| <b>COUNTY:</b>   | 220.00 |
| <b>ILLINOIS:</b> | 440.00 |
| <b>TOTAL:</b>    | 660.00 |

17-17-113-115-1103

| 20240301653924 |

1-793-889-840