

UNOFFICIAL COPY

TRUSTEE'S DEED

Name & address of Grantee
(& send future tax bills to):
George E. Talhami
6815 N Milwaukee Ave, #709
Niles, IL 60714-4419



Doc# 1912222061 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2019 02:34 PM PG: 1 OF 4

This deed was prepared by
(& upon Recordation, mail to):
Matlin Law Group, P.C.
Attorney & Counselors at Law
500 Skokie Blvd, Suite 100
Northbrook, IL 60062

(The space above for Recorder's use only.)

THE GRANTOR, GEORGE E. TALHAMI, as trustee of the Blanca C. Talhami Revocable Trust, dated May 5, 2006, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Warrants to

GEORGE E. TALHAMI of Niles, Illinois, the following described real estate in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Street address: 5155 W Madison St, #203, Skokie, Illinois 60077
Real estate index number: 10-21-405-077-1119

together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD said premises. SUBJECT TO: (1) Unpaid real estate taxes. (2) Covenants, conditions, and restrictions of record.

The grantors have signed this deed on April 25, 2019

George E. Talhami
GEORGE E. TALHAMI, Individually and as Trustee

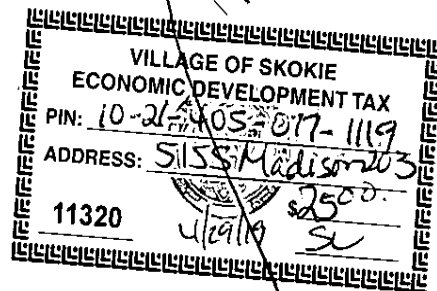
State of Illinois)
County of Cook) SS.

I am a notary public for the County and State above. I certify that GEORGE E. TALHAMI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated: April 25, 2019

Monique Lopez
Notary Public

Page 1 of 4



REAL ESTATE TRANSFER TAX

02-May-2019




COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

10-21-405-077-1119

20190501663628 | 1-799-399-328

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Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.



Ryan S. Smith, Attorney

APRIL 22, 2019

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

PL 451620_3

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1: UNIT 3-203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE MADISON PLACE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED NOVEMBER 25, 2002 AS DOCUMENT NUMBER 0021302667, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-28 AND STORAGE SPACE S-28, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID;

PARCEL 3: EASEMENT FOR STORM WATER DETENTION FOR THE BENEFIT OF PARCEL 1 CREATED BY DEED RECORDED JUNE 16, 1994 AS DOCUMENT NUMBER 94630404 OVER AND UPON LOT 2 IN MADISON PLACE CONDOMINIUMS PLAT OF RESUBDIVISION AND CONSOLIDATION BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address commonly known as: 5155 W Madison St, #203, Skokie, Illinois 60077
PIN Information: 10-21-405-077-1119

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 25, 2019

Signature: [Handwritten Signature]
Grantor or Agent

State of Illinois)
County of Cook) SS.

Subscribed and sworn to before me this 25 day of April, 2019.

Notary Public: [Handwritten Signature]



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 25, 2019

Signature: [Handwritten Signature]
Grantee or Agent

State of Illinois)
County of Cook) SS.

Subscribed and sworn to before me this 25 day of April, 2019.

Notary Public: [Handwritten Signature]

