

UNOFFICIAL COPY

TRUSTEE'S DEED

194.10596

Doc#: 2119420183 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2021 08:16 AM Pg: 1 of 2

Dec ID 20210601678620
ST/CO Stamp 1-316-443-408 ST Tax \$240.00 CO Tax \$120.00

Above Space for Recorder's Use Only

THIS INDENTURE, made this 10 day of JUNE, 2021 by Antonette Severino, a widow as Trustee of the Antonette Cargola Trust dated March 2, 2018 hereinafter referred to as Grantor, and Abelardo Baluyot and Miriam Baluyot, hereinafter referred to as Grantee:

WHEREAS, Grantor is the duly acting Trustee of the Antonette Cargola Trust dated March 2, 2018, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Abelardo Baluyot and Miriam Baluyot, Husband and Wife, as Tenants by the Entirety, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 1453 Seven Pines Road, Schaumburg, IL 60193, legally described as:

Parcel 1:

Unit No. 114LA1 in Lexington Green Condominium, as delineated on a survey of part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 41 North, Range 10 East of the Third Principal Meridian, and the Northeast Quarter of the Northwest Quarter of Section 25, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium recorded as Document Number 22925344; together with its undivided percentage interest in the common elements.

Parcel 2:

A perpetual and exclusive easement in and to Garage Unit No. G114LA1 as delineated on survey attached as Exhibit "A" to Declaration of Condominium recorded as Document 22925344 and set forth in amendments thereto recorded as Document Numbers 22937531 and 22939426.

SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

USI

Permanent Index Number: 07-24-303-017-1001
Address(es) of Real Estate: 1453 Seven Pines Road, Schaumburg, IL 60193

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TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

Antonette Severino, Trustee
Antonette Severino, as Trustee of the Antonette Cargola Trust dated March 2, 2018

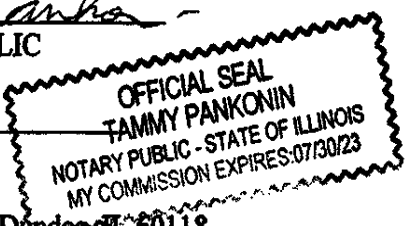
STATE OF ILLINOIS)
COUNTY OF *Kane*) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Antonette Severino, as Trustee of the Antonette Cargola Trust dated March 2, 2018 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 the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of June, 2021

Tammy Pankonin
NOTARY PUBLIC

Commission expires _____

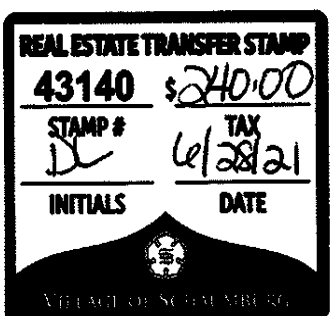


This instrument was prepared by: Steven J. Forte, 711 W. Main Street, West Dundee, IL 60118

MAIL TO: (212302)
Hymen @ Blair R
1411 McHenry Rd, STE 125
Buffalo Grove, IL
60089

SEND SUBSEQUENT TAX BILLS TO:
Aberlardo Baluyot
Aberlardo Baluyot
1453 Seven Pines Road
Schaumburg, IL 60193

Or Recorder's Office Box No. _____



REAL ESTATE TRANSFER TAX		25-Jun-21
COUNTY:		120.00
ILLINOIS:		240.00
TOTAL:		360.00

07-24-303-017-1001 | 20210601678620 | 1-316-443-408