



Doc# 2123019067 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2021 04:19 PM PG: 1 OF 5

TRUSTEE'S DEED

Served for Recorder's Office

This indenture made this 16th day of August, 2021, between CHICAGO TITLE LAND TRUST COMPANY, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 7th day December, 2016, and known as Trust Number 8002373149, party of the first part, and

Francisco A. Martinez and Nina I. Martinez, as Joint Tenants

whose address is:

3700 Capri Court, Unit 505
Glenview, IL 60025

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Legal Description attached and made a part hereof

Property Address: 3700 Capri Court, #505, Glenview, IL 60025



Permanent Tax Number: 04-32-402-049-1045

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Exempt under paragraph E

REAL ESTATE TRANSFER TAX		18-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

04-32-402-049-1045 | 20210801643427 | 0-572-917-520

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Laurel D. Thorpe*
Assistant Vice President

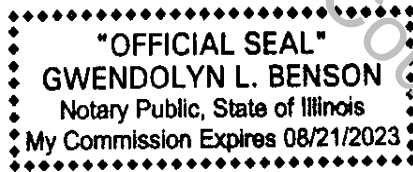
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 16th day of August, 2021.

Gwendolyn L. Benson
NOTARY PUBLIC



PROPERTY ADDRESS:
3700 Capri Court, #505
Glenview, IL 60025

This instrument was prepared by:
Laurel D. Thorpe
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle St., Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME *Francisco A. Martinez and Nina T. Martinez*

ADDRESS *3700 Capri Court #505* OR BOX NO. _____

CITY, STATE *Glenview, IL 60025*

SEND TAX BILLS TO: *Same*

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LEGAL DESCRIPTION

PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, LAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SAID SECTION 32 WITH SOUTHWESTERLY RIGHT OF WAY LIE OF MILWAUKEE AVENUE AS ESTABLISHED BY DOCUMENT NUMBER 2492593; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE ALONG A LINE WHICH FORMS AN ANGLE OF 0 DEGREES 37 MINUTES 19 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 297.04 FEET; THENCE CONTINUING SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED; HOME. A DISTANCE OF 321.33 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 256.17 FEET; THENCE SOUTHESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 26.67 FEET; THENCE NOTHWESTERLY AT RIGHT TO THE LAST DESCRIBED LINE, A DISTANCE OF 11.67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 34.33 FEET THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DECRIBED LINE, A DISTANCE OF 16.00 FEET; THENCE SOUTHESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTNACE OF 247.65 FEET: THENCE ON A LINE WICH FORMS AN ANGLE DESCRIBED LINE A DISTANCE OF 247.65 FEET. THENCE ON A LINE WICH FORMS AN ANGLE OF 53 DEGREES 13 MINUTES 28 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DECRIBED LINE. A DISTANCE OF 14.24 FEET; THENCE A LINE WHICH FORMS AN ANGLE OF 36 DEGREES 46 MINUTES 32 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE. A DISTANCE OF 65.59 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY ILLINOIS; AND

PARCEL B: COMMENCING AT THE INTERSECTION FO THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SAID SECTION 32 WITH THE SOUTHWESTERLY

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RIGHT OF WAY LINE OF MILWAUKEE AVENUE AS ESTABLISHED BY DOCUMENT NUMBER 2492593; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE. A DISTANCE OF 571.07 FEET; THENCE WHICH FORMS AN ANGLE OF 0 DEGREES 37 MINUTES 19 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 297.04 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE. A DISTANCE OF 321.33 OF 98.37 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE. A DISTANCE OF 19.04 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE. A DISTANCE OF 37.33 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 5.50 FEET THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 78.50 FEET THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE. A DISTANCE OF 23.33 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 122.42 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREOF THE ENTIRE PORTION THEREFLYING ABOVE AND EXTENDING UPWARD FROM AN INCLINE PLANE HAVING AN ELEVATION OF 661.90 FEET ABOVE U.S.G.S DATUM ALONG THE NORTHEASTERLY BOUNDARY THEROF, AND AN ELEVATION OF 663.40 FEET ABOVE SAID DATUM ALONG THE SOUTHWESTERLY BOUNDARY THEREOF, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT NUMBER LR 3138148 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATIO OF CONVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TRIUMVERA FILED AS DOCUMENT NUMBER LR 2754081, AS AMENDED FROM TIME TO TIME.

PIN: 04-32-402-049-1045

COMMONLY KNOW ADDRESS AS: 3700 Capri Court #505 Glenview, IL 60025

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 08 | 16 | 20 21

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

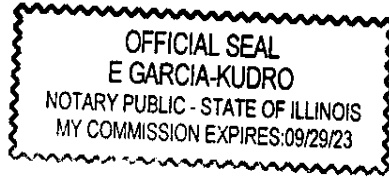
By the said (Name of Grantor): Dem Balanoff

On this date of: 08 | 16 | 20 21

NOTARY SIGNATURE: [Signature]

[Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 08 | 16 | 20 21

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

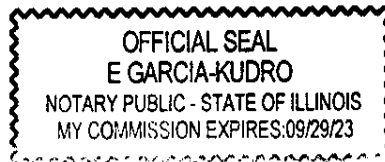
By the said (Name of Grantee): Dem Balanoff

On this date of: 08 | 16 | 20 21

NOTARY SIGNATURE: [Signature]

[Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)