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TRUSTEE'S DEED (ILLINOIS)

Jaime M. Gasunas, Co-Trustee
John P. Gasunas, Co-Trustee
235 N. Smith Street, Unit 305
Palatine, IL 60067

Doc#: 2208021004 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2022 07:06 AM Pg: 1 of 3

Dec ID 20220301649084
ST/CO Stamp 0-396-692-880 ST Tax \$275.00 CO Tax \$137.50

226ND101000LL Trustee
THE GRANTOR(S) Jaime M. Gasunas and John P. Gasunas, as Co-Trustees of the Jaime M. and John P. Gasunas Joint Revocable Trust dated August 23, 2021, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and 00/100 in hand paid, and pursuant to the power and authority vested in the Grantors(s) Jaime M. Gasunas and John P. Gasunas, as Co-Trustees of the Jaime M. and John P. Gasunas Joint Revocable Trust dated August 23, 2021, Conveys and Quit Claims to the GRANTEE(S) James Gatewood, a single man, of 904 South Emerson Street, Mount Prospect, IL 60056 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 305 IN THE METROPOLITAN AT WELLINGTON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 1 IN THE METROPOLITAN, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 19 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED DECEMBER 21, 2006 AS DOCUMENT NUMBER 0635515136 AND ACCORDING TO THE CERTIFICATE OF CORRECTION THEREOF RECORD JANUARY 10, 2007 AS DOCUMENT NUMBER 0701018081 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702209071; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2 :

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-16 AND STORAGE SPACES-16 AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT 0702209071.

Permanent Index Number(s): 02-15-401-060-1017

Property Address: 235 N. Smith Street, Unit 305, Palatine, IL 60067


SUBJECT TO:

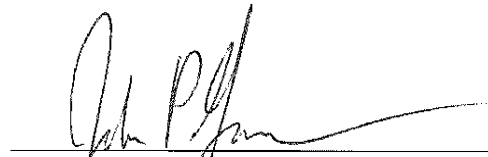
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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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: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Dated this 11 day of March, 2022


Jaime M. Gasunas, Co-Trustee


John P. Gasunas, Co-Trustee

PROPERTY of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS,
COUNTY OF MCHENRY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jaime M. Gasunas, Co-Trustee, and John P. Gasunas, Co-Trustee 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 11 day of March, 2022



Brittany Sproat
Notary Public

THIS INSTRUMENT PREPARED BY:

Emily K. Reyes
Gehris & Associates, LLC
820 E. Terra Cotta Avenue, Suite 203
Crystal Lake, IL 60014

MAIL TO:

Law Office of Sandy Kotsios
3 W. Lonquist Blvd.
Mount Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

James Gatewood
235 N. Smith Street, Unit 305
Palatine, IL 60067

Property of Cook County Clerk's Office