

# UNOFFICIAL COPY

Doc#. 2231347149 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2022 12:34 PM Pg: 1 of 6

Dec ID 20221101685783  
ST/CO Stamp 0-926-325-072 ST Tax \$143.00 CO Tax \$71.50

TRUSTEES DEED

THE GRANTOR, Robert Mages and Lawrence Mages as Successor Co-Trustees of the Martin H. Mages Revocable Trust Agreement dated November 22, 2010, and Jennifer Follett as Successor Trustee of the Sarah A. Mages Revocable Trust Agreement dated November 22, 2010, for and in recognition of valuable consideration, CONVEYS and WARRANTS to Myroslava Ganusyn and Andrii Ganusyn, now of Palatine, Illinois ("Grantee"), married to each other, as Tenants by the Entirety, and not as joint tenants nor as tenants in common, the following described Real Estate:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT REAL ESTATE INDEX NUMBERS 02-12-200-092-1065

COMMONLY KNOWN AS: 1275 E. Baldwin Lane, Unit 602, Palatine, Illinois 60074

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject to: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements; acts of Grantee.

[End of Page]

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DATED as of this 15<sup>th</sup> day of July, 2022.

The Martin H. Mages Revocable Trust Agreement  
Dated November 22, 2010

By: [Signature]  
Robert Mages, Co-Trustee

This instrument was prepared by David S. Gordon of David S. Gordon & Associates, 611 S. Milwaukee Avenue, Suite 4, Libertyville, Illinois 60048.

MAIL TO:  
Alicja M. Sroka  
7742 W. Higgins Road, Suite C-102  
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:  
Myroslava Ganusyn and Andrii Ganusyn  
1275 E. Baldwin Lane, Unit 602  
Palatine, IL 60067

NOTARY TO COMPLETE  
State of IL  
County of Lance

)  
) Subscribed and sworn to  
) Before me

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Mages, personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing, sealing and delivering the said instrument as their 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 official seal, this 15<sup>th</sup> day of July, 2022.

Commission expires 08-10-2022.

[Signature]



# UNOFFICIAL COPY

DATED as of this 15 day of July, 2022.

The Martin H. Mages Revocable Trust Agreement  
Dated November 22, 2010

By: [Signature]  
Lawrence Mages, Co-Trustee

This instrument was prepared by David S. Gordon of David S. Gordon & Associates, 611 S. Milwaukee Avenue, Suite 4, Libertyville, Illinois 60048.

MAIL TO:  
Alicja M. Sroka  
7742 W. Higgins Road, Suite C-102  
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:  
Myroslava Ganusyn and Andrii Ganusyn  
1275 E. Baldwin Lane, Unit 602  
Palatine, IL 60074

NOTARY TO COMPLETE

State of Texas )  
 ) Subscribed and sworn to  
County of Williamson ) Before me

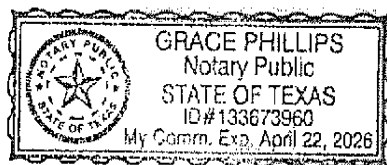
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lawrence Mages, personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing, sealing and delivering the said instrument as their 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 official seal, this 15 day of July, 2022.

Commission expires April 22, 2026.

[Signature]

Mages2.wpd



# UNOFFICIAL COPY

DATED as of this 15 day of July, 2022.

The Sarah A. Mages Revocable Trust Agreement  
Dated November 22, 2010

By: [Signature]  
Jennifer Follett, Trustee

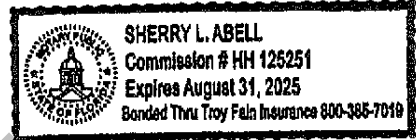
This instrument was prepared by David S. Gordon of David S. Gordon & Associates, 611 S. Milwaukee Avenue, Suite 4, Libertyville, Illinois 60048.

MAIL TO:  
Alicja M. Sroka  
7742 W. Higgins Road, Suite C-102  
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:  
Myroslava Ganusyn and Andrii Ganusyn  
1275 E. Baldwin Lane, Unit 602  
Palatine, IL 60074

NOTARY TO COMPLETE  
State of Florida  
County of Seminole

)  
) Subscribed and sworn to  
) Before me



Personally Known

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Follett, personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing, sealing and delivering the said instrument as their 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 official seal, this 15<sup>th</sup> day of July, 2022.

Commission expires August 31, 2025.

[Signature]  
Sherry L. Abell

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## EXHIBIT " A " Property Description

**Closing Date:** July 19, 2022  
**Buyer(s):** Myroslava Ganusyn and Andrii Ganusyn  
**Property Address:** 1275 East Baldwin Lane, 602, Palatine, IL 60074

### PROPERTY DESCRIPTION:

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit Number 602 in San Tropic Condominium Building Two as delineated on a survey of the following described real estate:

That part of the South 780 feet, as measured at right angles to the South line thereof, of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows:

Commencing as the Southwest corner of said Northwest 1/4 of the Northeast 1/4 thence East along the South line of said Northwest 1/4 of the Northeast 1/4, 757.17 feet (the South line of said Northwest 1/4 of the Northeast 1/4 being assumed as running due East and West for this legal description),

Thence North 134 feet to a point for a point of beginning of the Parcel of land herein described;

Thence South 77 feet;

Thence West 88 feet;

Thence South 13.4 feet;

Thence West 217.17 feet;

Thence North 77 feet;

Thence East 123 feet;

Thence North 71.40 feet;

Thence East 59.17 feet;

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Thence South 58 feet;

Thence East 123 feet to the point of beginning, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 24917327 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress, for the benefit of Parcel 1, as defined and set forth in Master Declaration of Covenants, Conditions and Restrictions and Easement for San Tropei Planned Residential Development, made by Chicago Title and Trust Company, Trust Number 1067400, dated March 31, 1976, and recorded April 12, 1976, as Document 23448134.