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Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2022 10:10 AM Pg: 1 of 5

Dec ID 20221101685584

This Document Prepared By:

SHARANYA GURURAJAN
Attorney at Law
SG LAW
1901 N Roselle Road, Suite 800
Schaumburg, Illinois 60195
224-595-9832

**After Recording, Return and
Mail Tax Statements To:**

Zacarias Baccay and Marylou Baccay, as co-Trustees
1424 Essex Drive
Hoffman Estates, IL 60192

PROPERTY OF COOK COUNTY CLERK'S OFFICE
SPACE ABOVE THIS LINE FOR RECORDER'S USE
not subject to transfer fee

WARRANTY DEED

IL 10/13/22
City of Des Plaines

The Grantors,

ZACARIAS BACCAY and MARY LOU BACCAY, husband and wife,

Whose mailing address is 1424 Essex Drive, Hoffman Estates, IL 60192;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

ZACARIAS BACCAY and MARYLOU BACCAY, as co-Trustees of THE BACCAY LIVING TRUST, U/A dated September 1, 2022, the GRANTEE:

Whose mailing address is 1424 Essex Drive, Hoffman Estates, IL 60192;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 09-15-103-015-1004

Site Address: 9350 Church, #1D, Des Plaines, IL 60016

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, to pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding, in the case of any single demise, the term of 198 years,

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and to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

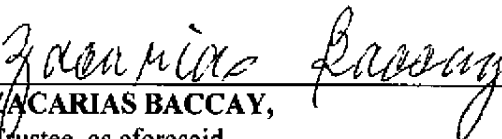
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

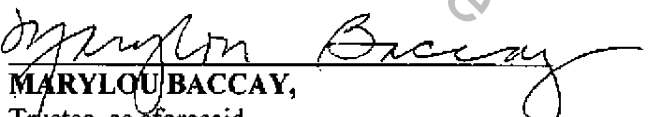
IN WITNESS WHEREOF, the Grantors, as aforesaid, hereunto sets their hands and seals this 1st day of September, 2022.


ZACARIAS BACCAY


MARY LOU BACCAY

The foregoing transfer of title/conveyance is hereby accepted by ZACARIAS BACCAY and MARYLOU BACCAY, of 1424 Essex Drive, Hoffman Estates, IL 60192, as co-Trustees under the provisions of THE BACCAY LIVING TRUST.

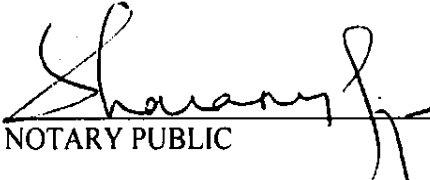

ZACARIAS BACCAY,
Trustee, as aforesaid


MARYLOU BACCAY,
Trustee, as aforesaid

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


The foregoing instrument was acknowledged before me on this September 1, 2022, by ZACARIAS BACCAY and MARY LOU BACCAY.



NOTARY PUBLIC

My commission expires: 9/11/23

OFFICIAL SEAL
SHARANYA GURURAJAN
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES 09/11/23

“Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act”


Date: Buyer, Seller or Representative

Property of Cook County Clerk's Office

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PROPERTY ADDRESS: 9350 CHURCH
UNIT #1D
DES PLAINES, IL 60016

LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 104-D, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (THEREINAFTER REFERRED TO AS PARCEL) THAT PART OF THE SOUTH 17 1/2 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, THENCE NORTH 0 DEGREES 08 MINUTES 38 SECONDS WEST 88.48 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4; THENCE NORTH 89 DEGREES 51 MINUTES 22 SECONDS EAST 197.53 ALONG A LINE DRAWN PERPENDICULARLY TO SAID WEST LINE TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE NORTH 0 DEGREES 08 MINUTES 38 SECONDS WEST 74.00 FEET ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 51 MINUTES 22 SECONDS WEST 178.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO SAID WEST LINE TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS. RESTRICTIONS AND COVENANTS FOR PARK COLONY CONDOMINIUM BUILDING NO. 20 MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1979 AND KNOWN AS TRUST NO. 39953, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 25596212, TOGETHER WITH AN UNDIVIDED 6.0741 INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY).

PARCEL 2: GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS - AND EASEMENTS FOR PARK COLONY HOMEOWNERS ASSOCIATION DATED THE 15TH DAY OF MARCH, 1980 AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 25596208, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO.


PERMANENT INDEX NO.: 09-15-103-015-1004

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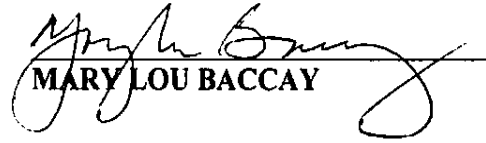
STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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 this 1st day of September, 2022.

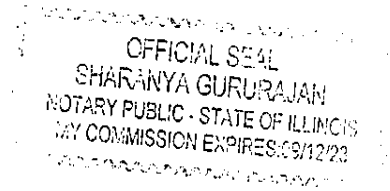


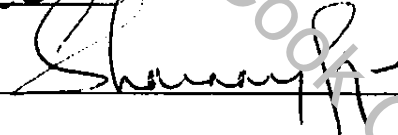
ZACARIAS BACCAY



MARYLOU BACCAY

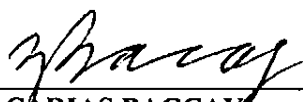
Subscribed and sworn to before me by the said Zacarias Baccay and Mary Lou Baccay, this 1st day of September, 2022.



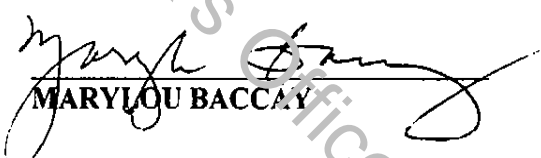
Notary Public: 

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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 this 1st day of September, 2022.

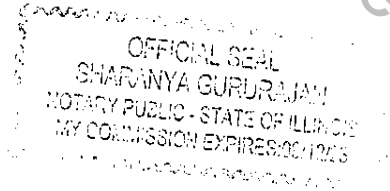


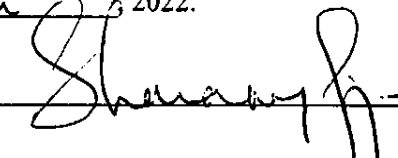
ZACARIAS BACCAY



MARYLOU BACCAY

Subscribed and sworn to before me by the said Zacarias Baccay and Marylou Baccay, this 1st day of September, 2022.



Notary Public: 

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)