

UNOFFICIAL COPY

This instrument prepared by:

Kathryn M. Cremerius
236 E. Northwest Hwy, Suite C
Palatine, IL 60067

Doc#: 2310913131 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2023 02:41 PM Pg: 1 of 2

Mail future tax bills to:

Bradley Jadin and Aileen Gildea
1044 Austin Lane
Palatine, Illinois 60067

Dec ID 20230401693855
ST/CO Stamp 1-186-057-424 ST Tax \$540.00 CO Tax \$270.00

Mail this recorded instrument to:

Bradley Jadin and Aileen Gildea
1044 Austin Lane
Palatine, Illinois 60067

TRUSTEE'S WARRANTY DEED

This Indenture made this 12 day of April, 2023.

THE GRANTOR(S), William T. Nicholson, as Trustee of the William T. Nicholson 2002 Declaration of Trust, as to an undivided 50% interest and Patricia M. Nicholson as Trustee of the Patricia M. Nicholson 2002 Declaration of Trust, as to an undivided 50% interest, of the City of Palatine, County of Cook, State of Illinois,, under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreements, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Bradley Jadin, a single person, and Aileen Gildea, a single person, of 804 East Rockwell Street, Arlington Heights, Illinois 60005, not as Tenants in Common, but as Joint Tenants with Right of Survivorship, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 213 IN WHYTECLIFF AT PALATINE, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-21-412-009-0000

Property Address: 1044 Austin Lane, Palatine, Illinois 60067

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the second installment of the general real estate taxes for the year of 2022 and thereafter, and all covenants, conditions, restrictions, building lines, and easements of record; applicable zoning laws, ordinances, and other governmental regulations, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part, not as Tenants in Common, but as Joint Tenants with Right of Survivorship.

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 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.

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Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents this 17th day of

April, 2023.

William T. Nicholson
William T. Nicholson, as Trustee of the William T. Nicholson 2002 Declaration of Trust

Patricia M. Nicholson
Patricia M. Nicholson, as Trustee of the Patricia M. Nicholson 2002 Declaration of Trust

STATE OF ILLINOIS

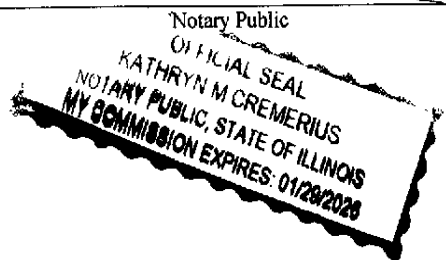
COUNTY OF COOK

)
) SS
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that William T. Nicholson, as Trustee of the William T. Nicholson
2002 Declaration of Trust and Patricia M. Nicholson, as Trustee of the Patricia M/
Nicholson 2002 Declaration of Trust, as Trustee(s) aforesaid, personally known to me to
be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as
such Trustee(s), appeared before me this day in person and acknowledged that
he/she/they signed and delivered said instrument as his/her/their free and voluntary act
for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 17th day of April, 2023.

[Signature]



Property of Cook County Clerk's Office