

UNOFFICIAL COPY

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Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2023 09:53 AM Pg: 1 of 2

Dec ID 20230301680280
ST/CO Stamp 1-819-192-528 ST Tax \$76.00 CO Tax \$38.00

CT-2361113073 UNCLERK 1/2 ECLA

TRUSTEES DEED

MAIL RECORDED DEED TO:
Balvir Singh and Manjit Bangar
1313 N. Baldwin Ct., Unit X-A2
Palatine, IL 60074

MAIL TAX BILL TO:
Balvir Singh and Manjit Bangar
1313 N. Baldwin Ct., Unit ~~X-A2~~ 2A
Palatine, IL 60074

(Reserved for Recorders Use Only)

THE GRANTOR(S), **Gulshan Sharma, aka Gulshan Kumar Sharma, divorced not since remarried and Neetu Sharma, divorced and not since remarried, as joint tenants of 1313 N. Baldwin Ct., Unit X-A2, Palatine, IL 60074**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, **CONVEY(S) AND QUIT CLAIM(S) to Balvir Singh and Manjit Bangar, husband and wife, of 1313 N. Baldwin Ct. Unit 2A, Palatine, IL 60074**, to have and to hold, as Tenants by the Entirety, all interest in the following described real estate, situated in **Cook County, State of Illinois**, to wit:

PARCEL 1:

UNIT 'X-A2' AS DELINEATED ON THE SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 334.79 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BALDWIN COURT CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST NUMBER 7210916, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22368743; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS THE SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANTS TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST NUMBER 72-10-916, AND RECORDED DECEMBER 20, 1972 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22163198

Permanent Index Number(s): **02-12-200-019-1101**
Property Address: **1313 N. Baldwin Ct., Unit ~~X-A2~~ 2A, Palatine, IL 60074**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

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Dated this 18th day of March, 2023.

[Signature]
Gulshan Sharma, aka Gulshan Kumar Sharma,

[Signature]
Neetu Sharma

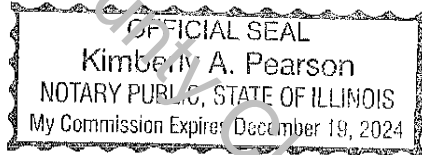
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Gulshan Sharma, aka Gulshan Kumar Sharma and Neetu Sharma**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the 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 18th day of March, 2023.

[Signature]
Notary Public

PREPARED BY:
AJP Law Firm
Attorney at Law
411 E. Business Center Dr., Suite 108
Mt. Prospect, IL 60056



Notary Public of Cook County Clerk's Office