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UNOFFICIAL COPY

Trustee's Deed

ILLINOIS

Doc#. 2320840161 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2023 01:56 PM Pg: 1 of 2

Dec ID 20230701665499
ST/CO Stamp 1-653-082-576 ST Tax \$230.00 CO Tax \$115.00

Above Space for Recorder's Use Only

The Grantor(s), YAU WAH LAM, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT ENTITLED THE YAU WAH LAM TRUST DATED NOVEMBER 26, 2004, AS TO A 50% INTEREST AND KAREN T. LAM, TRUSTEE OF THE KAREN T. LAM TRUST DATED NOVEMBER 26, 2004, AS TO A 50% INTEREST, CONVEY(S) and WARRANT(S) to Grantee(s), KURT H. CARLSEN AND SUSAN M. CARLSEN, husband and wife, as joint tenants w/ rights of 18805 N. Welk Dr., Sun City, AZ 85373, WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEYS and WARRANTS unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook, in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)* together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, * survivorship if any;

Permanent Real Estate Index Number(s): 10-21-405-077-1095
Address of Real Estate: 5105 Madison Street, Unit 411, Skokie, IL 60077

The date of this deed of conveyance is July 18 / 2023

Yau Wah Lam
YAU WAH LAM, Trustee as aforesaid

**** NOT A HOMESTEAD PROPERTY ****

Karen T Lam
KAREN T. LAM, Trustee as aforesaid

State of MARYLAND, County of BALTIMORE COUNTY SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that YAU WAH LAM AND KAREN T. LAM, 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 she/(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, as such trustee, for the uses and purposes therein set forth.

(Impress Seal Here)

Given under my hand and official seal 7/8/2023

(My Commission Expires 1/30/2024*)*

MATTHEW STROMBERG
NOTARY PUBLIC

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LEGAL DESCRIPTION

For the premises commonly known as:

5105 Madison Street, Unit 411, Skokie, IL 60077

Legal Description:

PARCEL ONE: UNIT 2-411 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE MADISON PLACE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED NOVEMBER 25, 2002 AS DOCUMENT NUMBER 0021302667, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P2-31 AND STORAGE SPACE S2-31, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

PARCEL THREE: EASEMENT FOR STORM WATER DETENTION FOR THE BENEFIT OF PARCEL 1, CREATED BY THE DEED RECORDED JUNE 16, 1994 AS DOCUMENT 94530404 OVER AND UPON LOT 2 IN MADISON PLACE CONDOMINIUMS PLAT OF RESUBDIVISION AND CONSOLIDATION BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

VILLAGE OF SKOKIE
ECONOMIC DEVELOPMENT TAX
PIN: 1021-465-077-1095
ADDRESS: 5105 Madison 411
17537 7/14/03 \$ 690.00 SL

This instrument was prepared by:	Send subsequent tax bills to:	Recorder-mail recorded document to:
Daniel F. Stern, Esq. 200 S. Wacker Dr., Ste. 726 Chicago, IL 60606	Kurt H. Carlsen and Susan M. Carlsen 5105 Madison St. Unit 411 Skokie, IL 60077 18805 N. Wellk Dr. Sun City, AZ 85373	Kurt + Susan Carlsen 18805 N. Wellk Dr. Sun City, AZ 85373