

UNOFFICIAL COPY

23GST287217LZ

Prepared By:
Danielle M. Tinkoff
Tinkoff Law Group, LLC
413 East Main Street
Barrington, Illinois 60010

(112)

Doc#: 2322706362 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2023 03:47 PM Pg: 1 of 3

Dec ID 20230801693378
ST/CO Stamp 1-319-483-856 ST Tax \$1,205.00 CO Tax \$602.50

Return To:

Spencer C. Hunt - Hunt & Schach Ltd.
1035 S. York Rd.
Bensenville, IL 60009

Mail Tax Bills To:

Ansar Hyder and Narjis Hyder
37 Forest Lane
South Barrington, IL 60010

TRUSTEE'S DEED

THIS INDENTURE, made this 10th day of August, 2023, between ORLANDO MAGNELLI and/or ANNA ADELIA DEBALTZ, as Trustee of THE ORLANDO MAGNELLI LIVING TRUST dated February 12, 1996, and ORLANDO MAGNELLI, as Trustee of THE MARY MAGNELLI LIVING TRUST dated February 12, 1996, GRANTOR, and:

ANSAR HYDER and NARJIS HYDER, husband and wife, of Hoffman Estates, Illinois, not as joint tenants, and not as tenants in common, but as Tenants by the Entirety, GRANTEE.

WITNESSETH, that Grantor, in consideration of TEN and no/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrants unto the Grantee, in fee simple, the following described real estate situated in the County of COOK, and State of ILLINOIS, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

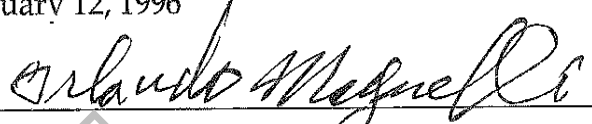
Permanent Index Number (PIN): 01-24-400-021-0000

UNOFFICIAL COPY

Common Address: 37 Forest Lane, South Barrington, Illinois 60010

IN WITNESS WHEREOF, the Grantor, as Trustee, as aforesaid, hereunto set their hands and seals on this 10th day of August, 2023.

The Orlando Magnelli Living Trust dated February 12, 1996

By: 
 Orlando Magnelli, Trustee

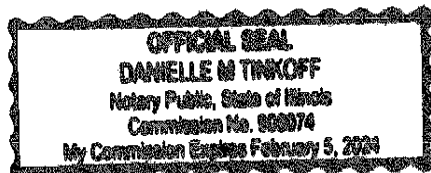
The Mary Magnelli Living Trust dated February 12, 1996


By: 
 Orlando Magnelli, Trustee

STATE OF Illinois)
) SS.
 COUNTY OF Cook)

I, THE UNDERSIGNED, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that ORLANDO MAGNELLI as Trustee of THE ORLANDO MAGNELLI LIVING TRUST dated February 12, 1996, and as Trustee of THE MARY MAGNELLI LIVING TRUST dated February 12, 1996, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10th day of August, 2023.





Notary Public

Commission Expires: _____

SUBJECT TO: General real estate taxes not yet due or payable as of this date; covenants, conditions, restrictions of record; building lines and easements if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

UNOFFICIAL COPY

EXHIBIT A Legal Description

LOT 18 IN FOREST KNOLL OF SOUTH BARRINGTON SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 25 AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1989 AS DOCUMENT 89369867, IN COOK COUNTY, ILLINOIS.

Common Address: 37 Forest Lane, South Barrington, Illinois 60010

PIN: 01-24-400-021-0000

Property of Cook County Clerk's Office