

UNOFFICIAL COPY

TRUSTEE'S DEED
(ILLINOIS)

Doc#: 2324206038 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2023 09:54 AM Pg: 1 of 3

Dec ID 20230801698188
ST/CO Stamp 1-286-657-488 ST Tax \$400.00 CO Tax \$200.00

THE GRANTOR YOUNG AE. CHOI, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER THE YOUNG AE. CHOI TRUST DATED DECEMBER 5, 2014, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Debra J. Tersaga at all interest in the following described real estate commonly known as 435 W Wood St. #314A, Palatine, IL 60067, and legally known as:

A SINGLE PERSON.
LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, Conditions and Restrictions of record and;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to all unpaid general taxes and special assessments building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 02-15-303-056-1080
Dated this 22nd day of August, 2023.

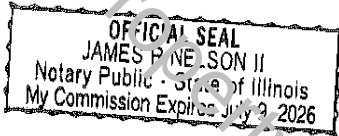
Y Choi
Young Ae. Choi, not individually, but as Trustee under the Young Ae. Choi Trust dated December 5, 2014

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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Young Ae. Choi, not individually, but as Trustee under the Young Ae. Choi Trust dated December 5, 2014 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 it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 22nd day of August, 2023.



[Handwritten Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
James R Nelson
Law Office of James R. Nelson & Associates LLC
800 W. Central Rd, Ste 105N
Mount Prospect, IL 60056

MAIL TO:
STEVEN M. SHAYKIN, P.C.
5105 Tollview Drive
Suite 265
Rolling Meadows, IL 60008

SEND SUBSEQUENT TAX BILLS TO:
Debra J. Tersaga
435 W Wood St. #314A
Palatine, IL 60067

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 314A IN THE PRESERVE OF PALATINE CONDOMINIUMS IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 5, 2006, AS DOCUMENT NUMBER 0615634000, AND AS AMENDED FROM TIME TO TIME, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-99 AND GARAGE SPACE G-104 AND STORAGE SPACE S-99 AND STORAGE SPACE S-104.

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