

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTORS, ALLEN D. KAPLAN and LESLIE A. KAPLAN, husband and wife, of 1275 E. Baldwin Lane, Unit 406, Palatine, Illinois 60074, for and in consideration of Ten & No/100 Dollars (\$10.00), in hand paid, CONVEY AND QUIT CLAIM to ALLEN D. KAPLAN and LESLIE A. KAPLAN, not individually, but as co-trustees of the KAPLAN FAMILY TRUST DATED NOVEMBER 29, 2023, of 1275 E. Baldwin Lane, Unit 406, Palatine, Illinois 60074; all interest in the following described Real Estate situated in the County of Cook in the State of Illinois; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Doc#: 2333833038 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/04/2023 09:40 AM Pg: 1 of 3
Dec ID 20231101683949

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 02-12-200-092-1043
Address of Real Estate: 1275 E. Baldwin Lane, Unit 406, Palatine, Illinois 60074

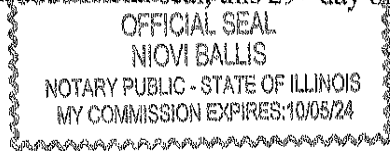
DATED this 29th day of November, 2023.

Allen D. Kaplan (SEAL) *Leslie A. Kaplan* (SEAL)
ALLEN D. KAPLAN LESLIE A. KAPLAN

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 ALLEN D. KAPLAN and LESLIE A. KAPLAN, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 29th day of November, 2023.



Niovi Ballis

Notary Public

PREPARED BY & MAIL TO: Larry Magill & Associates, P.C., 555 Skokie Boulevard, Suite 250, Northbrook, Illinois 60062
TAXPAYER: Allen D. Kaplan & Leslie A. Kaplan, Co-Trustees, 1275 E. Baldwin Lane, Unit 406, Palatine, Illinois 60074

I CERTIFY THAT THIS DEED IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 4 OF THE REAL ESTATE TRANSFER ACT (35 ILCS 200/31-45)

[Signature]

Agent

11/29/2023
Date

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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 406 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SAN TROPAI CONDOMINIUM BUILDING NUMBER 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24917327, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23448134.

Permanent Real Estate Index Number(s): 02-12-200-092-1043

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Property Of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State or Illinois.

Dated November 29, 2023

Signature _____

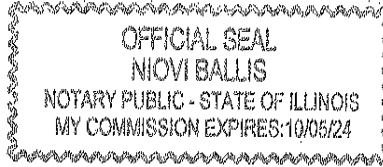


Agent

Subscribed and Sworn to
Before Me by the Said Agent

This 29th day of November, 2023

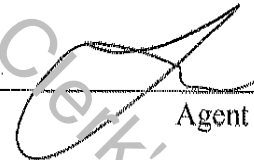
Notary Public _____



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State or Illinois.

Dated November 29, 2023

Signature _____



Agent

Subscribed and Sworn to
Before Me by the Said Agent

This 29th day of November, 2023

Notary Public _____

