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TRUSTEE'S DEED
ILLINOIS STATUTORY

PT23-96295
1/2

Doc#. 2400406091 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2024 10:15 AM Pg: 1 of 3

Dec ID 20231201696216
ST/CO Stamp 0-137-351-216 ST Tax \$530.00 CO Tax \$265.00
City Stamp 0-541-929-520 City Tax: \$5,565.00

THE GRANTOR, Paula Bailey, as Trustee of the Luke E. Oblen Irrevocable Trust, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS and CONVEYS to GRANTEE, Caroline M. Pridmore, a single woman of, as tenancy in common all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Exhibit A

SUBJECT TO:

Covenants, conditions and restrictions of record; condominium association declaration and bylaws; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable; acts done by or suffered through Grantee;

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

Permanent Real Estate Index Number: 14-31-138-049-1004

Address of Real Estate: 2136 W. Armitage Avenue, Unit 2W, Chicago, IL 60647

PROPER TITLE, LLC

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This deed is executed by the Grantor, as Trustee aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Trust Agreement above stated and of every other power and authority thereunto.

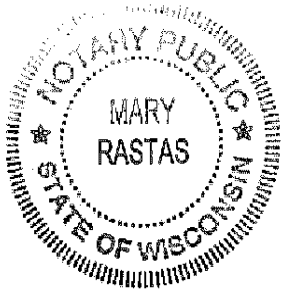
Dated this 20th day of November, 2023

Paula Bailey
Paula Bailey, as Trustee of the Luke E. Oblen Irrevocable Trust

STATE OF Wisconsin, COUNTY OF Waukesha ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Paula Bailey, as Trustee of the Luke E. Oblen Irrevocable Trust personally known to me to be the same person(s) whose name(s) 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 20th day of November, 2023



Mary Rastas (Notary Public)

Prepared By: Thompson & Thompson
100 N. LaSalle St., Suite 810
Chicago, Illinois 60602

Mail To:
Alex Rahjha, Esq.
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

Name & Address of Taxpayer:
Caroline M. Pridmore
2136 W. Armitage Avenue, Unit 2W
Chicago, IL 60647

CLERK OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

The Land is described as follows:

PARCEL 1:

UNIT NUMBER 2w IN THE 2136 ARMITAGE CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 43 AND 44 IN BLOCK 10 IN SHERMAN'S ADDITION TO HOLSTEIN, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 13, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0725603043, AS AMENDED FROM TIME TO TIME, ALONG WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2W, A LIMITED COMMON ELEMENT, AS SET FORTH AND DELINEATED IN SURVEY ATTACHED TO DECLARATION AFORESAID

Property of Cook County Clerk's Office