

# UNOFFICIAL COPY

## TRUSTEE'S DEED ILLINOIS STATUTORY

Doc#: 2408014014 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/20/2024 9:14 AM Pg: 1 of 3

Dec ID 20240201638523

ST/Co Stamp 1-017-513-520 ST Tax \$180.50 CO Tax \$90.25

**THIS INDENTURE WITNESSTH, The Grantor(s), RAFAH M. BARMOU, AS TRUSTEE OF THE RAFAH M. BARMOU TRUST DECLARATION OF TRUST DATED JULY 5, 2023, 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 PATRYK BALDYGA of 81 W. Logan, Lemont, IL 60439 and all interest in the following described real estate commonly known as 10531 Palos Pl., Unit 2C, Palos Hills, IL 60465 and legally known as:**

*\* A Single Man*

**UNIT 10531-'C' AND 'G-1' IN PARK PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN DREMCO RESUBDIVISION OF LOTS 13, 14, 15 AND 16 IN FRANK DE LUGACH'S BOTH AVENUE ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2014-1743 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** Covenants, conditions and restrictions of records, General taxes for the year 2023/2024 and subsequent years including taxes which may accrue be reason for new or additional improvements during the years 2023/2024.

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: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; 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; mechanic's lien claims, if any; 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 Index Number (PIN): 23-13-103-030-1049 and 23-13-103-030-1011

Address(es) of Real Estate: 10531 PALOS PLACE, UNIT 2C, PALOS HILLS, IL 60465

FIDELITY NATIONAL TITLE

Page 1 of 2

*CC 240024110*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set by his/her/their hand(s) and seal(s) on this 15<sup>th</sup> day of MARCH 2024.

Rafah Barmou (SEAL)

**RAFAH M. BARMOU, as Trustee of the Rafah M. Barmou  
Trust Declaration of Trust dated July 5, 2023**

STATE OF ILLINOIS )

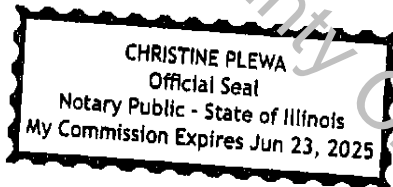
SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **RAFAH M. BARMOU** is 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 official seal on this 15<sup>th</sup> day of MARCH 2024.

Christine Plewa  
Notary Public



This instrument was prepared by **Frank L. Vosholler 16362 Caraway Ct. Lockport, IL 60441**

SEND SUBSEQUENT MAIL TO:

Law Office of Margaret Law PC  
Margaret Las  
14516 John Humphrey Dr.  
Orland Park, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

GRANTEE'S ADDRESS

Patryk Baldyga  
10531 Palos Place, Unit 2C  
Palos Hills, IL 60465

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

18-Mar-2024



<b>COUNTY:</b>	90.25
<b>ILLINOIS:</b>	180.50
<b>TOTAL:</b>	270.75

23-13-103-030-1049

| 20240201638523 | 1-017-513-520

Property of Cook County Clerk's Office