

② Karen A. Yarbrough

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TRUSTEE'S DEED

This indenture made this 28th day of March, 2024 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor Trustee**, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 15th day of November, 2004 and known as Trust Number **HTB 1587** party of the first part, and

Doc#: 2409420270 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/3/2024 3:22 PM Pg: 1 of 3

Dec ID 20240301665791
ST/Co Stamp 0-201-242-160 ST Tax \$175.00 CO Tax \$87.50

KOLADE S. OBIDARE,
A SINGLE MAN,
party of the second part

Reserved for Recorder's Office

whose address is:

6160 N Damen Ave., #414
Chicago IL 60659

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: 1243 E. Baldwin Ln, #104, Palatine, IL 60074

Permanent Tax Numbers: ~~03-07-403-019-0000~~ 02-12-200-021-1021

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee, as Aforesaid

By: _____
Maura Mannix - Vice President



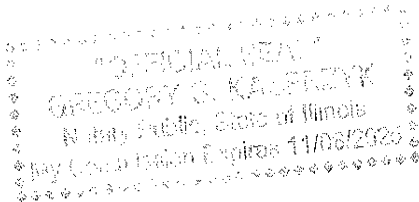
Maura Mannix

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 28th day of March, 2024.



[Signature]

NOTARY PUBLIC

This instrument was prepared by:
Maura Mannix
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle St., Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

Kelade S Obidare
1243 E Baldwin LN #104
Palatine IL 60074

SEND SUBSEQUENT TAX BILLS TO:

Kelade S Obidare
1243 E Baldwin LN #104
Palatine IL 60074

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LEGAL DESCRIPTION

Order No.: 24GNW197666VH

For APN/Parcel ID(s): 02-12-200-021-1021

UNIT 104 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 282 FEET; (THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.12 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1067400 AND RECORDED AS DOCUMENT NO. 23448135, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)