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TRUSTEE'S DEED Statutory (Illinois)

Doc#: 2410014011 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/9/2024 9:09 AM Pg: 1 of 3

Dec ID 20240301659501
ST/Co Stamp 0-474-525-232 ST Tax \$355.00 CO Tax \$177.50
City Stamp 0-589-278-768 City Tax \$3,727.50

THE GRANTOR(S), VIKAS C BHATIA, AS TRUSTEE OF THE VIKAS C BHATIA REVOCABLE TRUST DATED MAY 27, 2018 (ERRONEOUSLY NAMED VIKAS C BHATIA REVOCABLE TRUST DATED MAY 29, 2018 ON THE GRANTEE CLAUSE OF THE DEED RECORDED AS DOCUMENT NUMBER 1818349337), for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to ARLINDA BAJRAMI, a unmarried, person of Chicago, IL, the following described Real Estate:

Address of Property: 725 N ABERDEEN ST, UNIT 303, CHICAGO, IL 60642

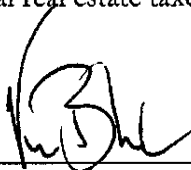
Parcel ID Number: 17-08-205-017-1012 & 17-08-205-017-1066

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2023 and subsequent years.

DATED this 15 day of MARCH 2024



VIKAS C BHATIA, AS TRUSTEE OF THE VIKAS C BHATIA REVOCABLE TRUST DATED MAY 27, 2018 (ERRONEOUSLY NAMED VIKAS C BHATIA REVOCABLE TRUST DATED MAY 29, 2018 ON THE GRANTEE CLAUSE OF THE DEED RECORDED AS DOCUMENT NUMBER 1818349337)

(SEAL)

This deed is executed pursuant to and in 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.

File nr: AT240090
After recording mail to:
Altima Title, LLC. $\frac{1}{2}$
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Vikas C Bhatia
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 15 day of March, 2024.

Mariel Nevarez
NOTARY PUBLIC



Konak Desai
Prepared by: Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Arlinda Bajrami
725 N. Aberdeen St.
Unit 303
Chicago IL 60642

SEND SUBSEQUENT TAX BILLS TO:
Arlinda Bajrami
725 N. Aberdeen St.
Unit 303
Chicago IL 60642

Property Of COOK COUNTY Clerk's Office

File No: AT240090

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EXHIBIT "A"

PARCEL 1:

UNITS 303 AND P21 IN 740 NORTH MILWAUKEE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 6, 7 AND 8 IN BLOCK 43 IN OGDEN'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS APPENDIX "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2005 AS DOCUMENT 0535403070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE USE, FOR STORAGE PURPOSES, STORAGE LOCKER NO. 303, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

Property Address: 725 N ABERDEEN ST UNIT 303 CHICAGO, IL 60642
Parcel ID Number: 17-08-205-017-1012 & -1066

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00

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