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Chicago Title Insurance Company

Trustees DEED ILLINOIS STATUTORY

Doc#: 2412023046 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/29/2024 11:12 AM Pg: 1 of 3

Dec ID 20240401672469

ST/Co Stamp 0-445-493-552 ST Tax \$278.00 CO Tax \$139.00

THE GRANTOR(S), the SANDRO D. HERNANDEZ, AS SUCCESSOR TRUSTEE UNDER HIS DECLARATION OF TRUST DATED JULY 10, 2015 AS AMENDED BY THE DECLARATION OF THE REVISED AND AMENDED OSCAR HERNANDEZ REVOCABLE TRUST DATED JANUARY 14, 2023, for and in consideration of Ten Dollars And 00/100 in hand paid, CONVEY(S) and WARRANT(S) to the JEREMY OOSTHUIZEN, Single Person of 497 Sheridan Lane, Schaumburg, IL 60193 all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 11-19-414-034-1004

Property Address: 620 Judson Avenue, Unit 1, Evanston, IL 60202

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: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 10th day of April, 2024

Chicago Title
24652941 88344
1682

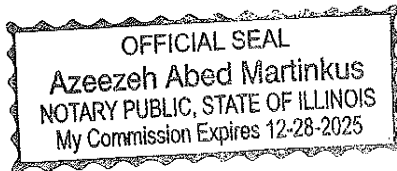
SANDRO D. HERNANDEZ, AS SUCCESSOR TRUSTEE UNDER HIS DECLARATION OF TRUST DATED JULY 10, 2015 AS AMENDED BY THE DECLARATION OF THE REVISED AND AMENDED OSCAR HERNANDEZ REVOCABLE TRUST DATED JANUARY 14, 2023

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STATE OF IL)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sandro D. Hernandez, as Successor Trustee under his Declaration of Trust dated July 10, 2015 as amended by the Declaration of the Revised and Amended Oscar Hernandez Revocable Trust dated January 14, 2023 personally known to me to be the same person(s) whose name(s) is 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of April, 2024



[Signature]
(Notary Public)

Prepared By: ADAM J. WILDE
WILDE LAW GROUP
1016 W. JACKSON BLVD.
CHICAGO, IL 60607

Mail To:

JEREMY OOSTHUIZEN
620 JUDSON AVENUE
UNIT 1
EVANSTON, IL 60202

Name & Address of Taxpayer:
JEREMY OOSTHUIZEN
620 JUDSON AVENUE
UNIT 1
EVANSTON, IL 60202

CITY OF EVANSTON

005454

REAL ESTATE TRANSFER TAX

DATE: **PAID APR 18 2024**

AMOUNT: \$1,390.00 Agent: Jo

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LEGAL DESCRIPTION

Order No.: 24GSA941883HH

For APN/Parcel ID(s): **11-19-414-034-1004**

UNIT NUMBER 620-1 IN THE JUDSON MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 2 IN BLOCK 4 IN KEENEY AND RINN'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, (EXCEPT THE NORTH 1/4 THEREOF, LYING EAST OF THE RAILROAD) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 09, 2006 AS DOCUMENT NUMBER 0616032016; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office