

UNOFFICIAL COPY

TRUSTEE'S DEED

Statutory (ILLINOIS)

Doc#: 2414314461 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/22/2024 1:27 PM Pg: 1 of 2

Dec ID 20240401683867

ST/Co Stamp 0-080-831-792 ST Tax \$245.00 CO Tax \$122.50

THE GRANTORS: ROBIN L. MASON and SHIRLEY A. MASON, as Trustees under the provisions of a declaration of trust known as the Robin L. Mason Trust dated August 25, 2010 and Shirley A. Mason Trust dated August 25, 2010, of the City of Palos Heights, Cook County, State of Illinois, for and in consideration of Ten and no/100 Dollars (10.00) in hand paid, **CONVEY AND WARRANT to: MOHIT MEHTA, a single person, of 98 Waterside, Burr Ridge, IL 60527, the following described Real Estate in the County of Cook in the State of Illinois, to wit:**

PARCEL 1: UNIT 607 AND PS-35 IN THE PRAIRIE TOWN CENTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF OAK LAWN TOWN CENTER, BEING A RESUBDIVISION OF PART OF BLOCK 6 OF OAK LAWN AND PART OF BLOCK 1 OF MINNICK'S OAK LAWN SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0808803114, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PLCE-14 AND STORAGE SPACE S-35, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0808803114.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY

Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2024 and subsequent years.

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.

Permanent Real Estate Index Numbers: 24-09-107-038-1063 and 24-09-107-038-1105

Address of Real Estate: 9530 Cook Avenue, Unit 607, Oak Lawn, Illinois 60453

This instrument was prepared by:
ZENO J. TOSCAS, ATTORNEY AT LAW
TOSCAS LAW GROUP, LLC
12616 S. HARLEM AVENUE
PALOS HEIGHTS, ILLINOIS 60463

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

241104680 1/1

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EFFECTIVE the 2nd day of May, 2024.

Robin L. Mason (Seal)

ROBIN L. MASON, as Trustee under trust agreement dated August 25, 2010 and known as the Robin L. Mason Trust, as to an undivided 1/2 interest

Shirley A. Mason (Seal)

SHIRLEY A. MASON, as Trustee under trust agreement dated August 25, 2010 and known as the Shirley A. Mason Trust, as to an undivided 1/2 interest

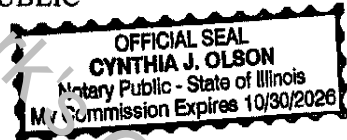
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robin L. Mason and Shirley A. Mason are personally known to me to be the same persons whose names 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 1st day of May, 2024.

Commission expires: 10/30/2026

Cynthia J. Olson
NOTARY PUBLIC



Village of Oak Lawn Real Estate Transfer Tax \$1000 05842

Village of Oak Lawn Real Estate Transfer Tax \$25 06232

Village of Oak Lawn Real Estate Transfer Tax \$200 06247

REAL ESTATE TRANSFER TAX



21-May-2024
COUNTY: 122.50
ILLINOIS: 245.00
TOTAL: 367.50

24-09-107-038-1063

| 20240401683867 | 0-080-831-792

MAIL TO: + TAX BILLS TO:

MAHIT MEHM
98 Waterside Pl.
Burr Ridge, IL 60527

~~SEND SUBSEQUENT TAX BILLS TO:~~

