

48970

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Doc# 20240501606287 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/31/2024 2:05 PM Pg: 1 of 5

## TRUSTEE'S DEED

Dec ID 20240501606287

ST/Co Stamp 1-684-559-152 ST Tax \$175.00 CO Tax \$87.50

This indenture made this 17<sup>th</sup> day of May, 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 28<sup>th</sup> day of August, 2013, known as Trust No. 1739, party of the first part, and **Kate Lam, married woman**

party of the second part,

**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:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF**

**Property Address: 9622 W. Higgins Rd., Unit 1BS, Rosemont, IL 60018**

**Permanent Tax Number: 12-04-204-054-1026**

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 Assistant Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: Lilli Kuzma May 17, 2024  
Lilli Kuzma – Trust Officer / Assistant Vice President

State of Illinois  
County of DuPage

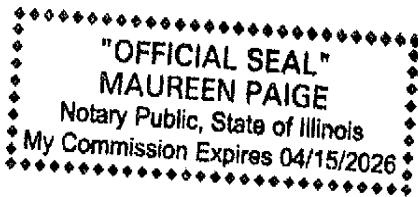
SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant 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 Assistant 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 Assistant 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.

Seal:

Given under my hand and Notarial Seal this 17<sup>th</sup> day of May, 2024.

Maureen Paige  
NOTARY PUBLIC



This instrument was prepared by: Lilli Kuzma  
**CHICAGO TITLE LAND TRUST COMPANY**  
2441 Warrenville Road, Suite 100  
Lisle, Illinois 60532

AFTER RECORDING, PLEASE MAIL TO:

Kate Lam  
1483 South Wolf Rd  
Des Plaines Il. 60018

SEND SUBSEQUENT TAX BILLS TO:

Kate Lam  
1483 South Wolf Rd  
Des Plaines Il. 60018

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File #: 48976

## Exhibit "A"

Property Address: 9622 West Higgins Road, Unit Apt 1BS, Rosemont, IL 60018

County: Cook

Tax Parcel #: 12-04-204-054-1026

UNIT NO. 1B-S AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL): THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTH 15 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 325.60 FEET TO BEND IN SAID LOT, THENCE SOUTH 65 DEGREES 47 MINUTES 10 SECONDS WEST 17.25 FEET; THENCE NORTH 49 DEGREES 11 MINUTES 45 SECONDS WEST 209.08 FEET MORE OR LESS, TO A LINE 89.0 FEET EASTERLY, OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WESTERLY LINE OF LOT 1; SAID POINT OF INTERSECTION BEING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE 18 DEGREES 52 MINUTES 32 SECONDS WEST ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH A LINE DRAWN NORTH 78 DEGREES 52 MINUTES 32 SECONDS EAST FROM A POINT ON THE WESTERLY LINE OF LOT 1, 65.47 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT, THENCE SOUTH 78 DEGREES 52 MINUTES 32 SECONDS WEST, 82.36 FEET, MORE OR LESS TO A LINE 17.67 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WESTERLY LINE OF LOT 1; THENCE SOUTH 18 DEGREES 52 MINUTES 32 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE 34.0 FEET, MORE OR LESS, TO ITS INTERSECTION, WITH A LINE DRAWN NORTH 63 DEGREES 52 MINUTES 32 SECONDS EAST FROM A POINT ON THE WESTERLY LINE OF SAID LOT 1, 24.0 FEET NORTHERLY OF THE SOUTHWEST CORNER OF LOT 1; THENCE SOUTH 63 DEGREES 52 MINUTES 32 SECONDS WEST, 25.0 FEET, MORE OR LESS TO THE WESTERLY LINE OF LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1, 528.33 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, TO A POINT ON SAID NORTH LINE 208.0 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 30.0 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 8.0 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 30.0 FEET, MORE OR LESS TO A LINE 176.08 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 15 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE 148.53 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE DRAWN SOUTH 49 DEGREES 11 MINUTES 45

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SECONDS EAST FROM THE PLACE OF BEGINNING; THENCE NORTH 49 DEGREES 11 MINUTES 45 SECONDS WEST, 29.33 FEET, MORE OR LESS TO THE PLACE OF BEGINNING, IN GRIZAFFI AND FALCONE EXECUTIVE ESTATES, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY GRIZAFFI AND FALCONE CONTRACTORS, INC., A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20130740 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE LAND, PROPERTY AND SPACE KNOWN AS UNITS 1AN TO 1HN, 2AN TO 2HN, 3AN TO 3HN AND 1AS TO 1HS, 2AS TO 2HS, 3AS TO 3HS AS SAID UNITS ARE DELINEATED ON SAID SURVEY), IN COOK COUNTY, ILLINOIS

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**REAL ESTATE TRANSFER TAX**

29-May-2024



<b>COUNTY:</b>	87.50
<b>ILLINOIS:</b>	175.00
<b>TOTAL:</b>	262.50

12-04-204-054-1026

20240501606287 | 1-684-559-152