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Doc#: 2421214277 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/30/2024 10:37 AM Pg: 1 of 3

Dec ID 20240701659545

ST/Co Stamp 0-277-358-384 ST Tax \$121.00 CO Tax \$60.50

WARRANTY DEED

AFTER RECORDING MAIL TO:
AND SEND TAX BILL TO:

OSCAR VELAZQUEZ
978 ASCOT DR
ELGIN, IL 60123

~~MAIL REAL ESTATE TAX BILL
TO:~~

~~Oscar Velazquez
1313 Baldwin Court, Unit 3D
Palatine, IL 60074~~

(Reserved for Recorders Use Only)

THE GRANTOR: Ernesto Reyes, a married man, of, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Oscar Velazquez, married, of 978 ASCOT DR. ELGIN, IL 60123, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **1313**
-----Baldwin Court, Unit 3D, Palatine, IL 60074
PIN: **02-12-200-019-1110**

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 and 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.

This is not homestead as to Maria I. Jaimes.

CT-24ECO 011299KM Y@1 ECA

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DATED this 19th day of July, 2024.


Ernesto Reyes

STATE OF IL)
)SS
COUNTY OF Cook)

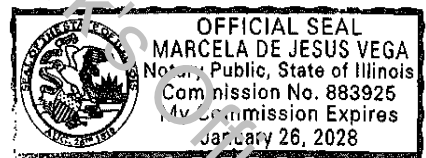
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Ernesto Reyes**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 19th day of July, 2024.


Notary Public

NAME AND ADDRESS OF PREPARER:

Joan P. Vasquez
Attorney at Law
20063 N. Rand Rd.
Palatine, IL 60074



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EXHIBIT "A"

Order No.: 24GCO011299RM

Property Address: 1313 Baldwin Court, Unit 3D, Palatine, IL 60074

For APN/Parcel ID(s): 02-12-200-019-1110

PARCEL 1:

UNIT NO. X-D3 AS DELINEATED ON THE SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 334.79 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE BALDWIN COURT CONDOMINIUM, MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST NO. 72-10-916, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22368743, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS THE SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 22, 1972 AND KNOWN AS TRUST NO. 72-10-916, AND RECORDED DECEMBER 20, 1972 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22163198, ALL IN COOK COUNTY, ILLINOIS.