

Suffolk County

Current datetime: 9/8/2026 11:03:56 AM

DETAILS REPORT

**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Document Type	Town	Book/Page	File Date	Consideration
23765	UNIT DEED		67350/21	03/21/2022	486000.00
Street	Street Name		Description		
145	WHITFIELD ST UNIT 1				
Grantors	Grantees	Street	Property Description		
LADAMO OLUWAROTIMI, BAIG SAMINA	VIEUX DIMETRY H				
References					
Book/Page		Description		Recorded year	
62206/274		DEED		2019	
67350/26		MORTGAGE		2022	
67350/48		DECLARATION OF HOMESTEAD		2022	
References Certificate					

Suffolk County Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 23765
Document Type	: UD
Recorded Date	: March 21, 2022
Recorded Time	: 12:36:43 PM
Recorded Book and Page	: 67350 / 21
Number of Pages(including cover sheet)	: 5
Receipt Number	: 960923
Recording Fee (including excise)	: \$2,371.16

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 03/21/2022 12:36 PM
Ctrl# 219694 02597 Doc# 00023765
Fee: \$2,216.16 Cons: \$486,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

QUITCLAIM DEED

We, Oluwarotimi Lademo and Samina Baig, a married couple, now of 1045 Winsford Road, Towson, MD 21204,

for consideration paid, and in full consideration of Four Hundred Eighty-Six Thousand and 00/100 (\$486,000.00) Dollars paid

grants to Dimetry H. Vieux, Individually, now of 145 Whitfield Street, Unit 1, Dorchester, MA 02124,

with quitclaim covenants

Unit Number 1 (the "Unit") of the 145 Whitfield Street Condominium, Boston, Suffolk County, Massachusetts (the "Condominium") created pursuant to Chapter 183A of the Massachusetts General Laws (the "Act") by Master Deed dated October 30, 2019 (the Master Deed") and filed with the Suffolk County Registry of Deeds on November 8, 2019 in Book 62039, Page 331.

The Post Office Address of the Unit is: 145 Whitfield Street, Unit 1, Boston, MA 02124.

The Unit is more particularly described in the Master Deed and is conveyed together with a 33.44% undivided percentage interest in the common areas and facilities of the Condominium (the "common areas and facilities") as set forth in the Master Deed, and is shown together with all other units and premises constituting the Condominium on the layout plans of the Condominium filed together with the Master Deed as Plan No. 574 of 2019.

The Unit and such undivided interest in the common areas and facilities are conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in the Act, the Master Deed and the By-Laws filed therewith.

The Unit is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

Property Address: 145 Whitfield Street Unit 1 Boston, MA 02124

Being the same premises conveyed to Grantors by deed recorded December 10, 2019 at the Suffolk Registry of Deeds in Book 62206, Page 274.

The undersigned, being married, hereby release and terminate any and all estates of homestead in the property; and further do hereby affirm under the pains and penalties of perjury that there are no other persons entitled to Homestead Rights therein.

{SIGNATURE PAGES TO FOLLOW}

Witness my hand and seal this 16th day of March, 2022.

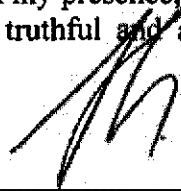


Oluwarotimi Lademo

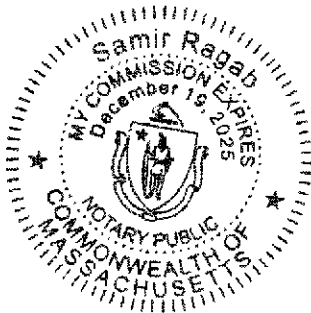
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 16 day of March, 2022 before me, the undersigned notary public, personally appeared **Oluwarotimi Lademo** and proved to me through satisfactory evidence of identification, which was M.A.D.L., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed and who signed the preceding document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



Notary Public: Samir Ragab
My Commission Expires: 12/19/25



Witness my hand and seal this 16 day of March, 2022.

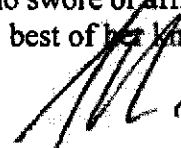


Samina Baig

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 16 day of March, 2022 before me, the undersigned notary public, personally appeared **Samina Baig** and proved to me through satisfactory evidence of identification, which was MA D.L., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed and who signed the preceding document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



Notary Public: Samir Ragab
My Commission Expires: 12/19/25

