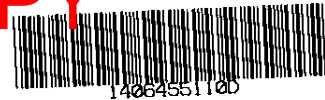


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Doc#: 1406455110 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2014 03:45 PM Pg: 1 of 5

**WARRANTY  
DEED**

**MAIL TO:**

Russel G. Robinson  
Robinson Payne LLC  
2800 W. Higgins Road,  
Suite 160  
Hoffman Estates, IL 60169

**TAXPAYER NAME & ADDRESS:**

Ramesh B. Shah, Trustee  
Veena R. Shah, Trustee  
4120 N. Mallard Drive, Unit 1  
Arlington Heights, Illinois 60004

THE GRANTORS, RAMESH B. SHAH ( A/K/A RAMESH SHAH) AND VEENA R. SHAH (A/K/A VEENA SHAH), husband and wife, of the Village of Arlington Heights, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to RAMESH B. SHAH AND VEENA R. SHAH, AS TRUSTEES OF THE RAMESH B. SHAH REVOCABLE TRUST DATED MARCH 5, 1996, as amended, of 4120 N. Mallard Drive, Unit 1, Arlington Heights, Illinois, 60004, as to an un-divided one-half (1/2) interest, and VEENA R. SHAH AND RAMESH B. SHAH, AS TRUSTEES OF THE VEENA R. SHAH REVOCABLE TRUST DATED MARCH 5, 1996, as amended, of 4120 N. Mallard Drive, Unit 1, Arlington Heights, Illinois, 60004, as to an un-divided one-half (1/2) interest, both of which RAMESH B. SHAH and VEENA R. SHAH are primary beneficiaries, SAID BENEFICIAL INTERESTS TO BE HELD AS TENANCY BY THE ENTIRETY, the following described real estate situated in Cook County, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

*Exempt under provisions of Sec. 31 - 45(e) of the Real Estate Transfer Tax Law.*

Date: 2-2, 2014

Ramesh B. Shah

Permanent Real Estate Index Number: 03-06-100-018-1101

Address of Real Estate: 4120 N. Mallard Drive, Unit 1, Arlington Heights, Illinois 60004

Subject to the terms and conditions set forth on the "Rider" attached hereto and by this reference made a part hereof. Subject to real estate taxes not yet due and payable, covenants, conditions, and

# UNOFFICIAL COPY

restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

DATED 2-26, 2014.

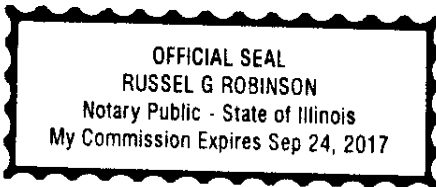
Ramesh B. Shah  
Ramesh B. Shah

Veena R. Shah  
Veena R. Shah

STATE OF ILLINOIS )  
) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that RAMISH B. SHAH and VEENA R. SHAH who  each produced \_\_\_\_\_ as identification or  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 under oath, acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, FEBRUARY 20, 2014.



Russel G. Robinson  
Notary Public

This instrument was prepared by: Russel G. Robinson, Esq., Robinson Payne, LLC, 2800 W. Higgins Road Suite 160, Hoffman Estates, Illinois 60169

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**PARCEL 1:**

UNIT 1918-1 IN PHEASANT TRAIL CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN PHEASANT TRAIL SUBDIVISION SECOND ADDITION A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85155810 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 85155810.

Property of Cook County Clerk's Office

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## RIDER

To have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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## GRANTOR/GRANTEE STATEMENT

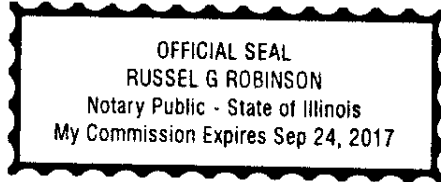
The Grantor or its Agent affirms that, to the best of its knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2-20, 2014

[Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said GRANTOR  
this 20 day of FEBRUARY 2014.

[Signature]  
Notary Public



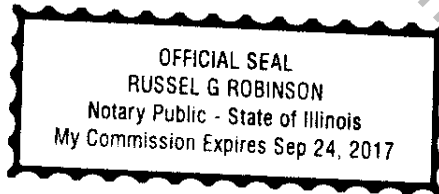
The Grantee or its Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 2-20, 2014

[Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said GRANTEE  
this 20 day of FEBRUARY 2014.

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)