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WARRANTY DEED



Doc# 1829146014 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2018 11:37 AM PG: 1 OF 4

THE GRANTORS, CHRISTOPHER J. MARTIN and ANGELA B. MARTIN, his Wife, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid CONVEY and WARRANT to KRISHNAKANT H. PANDYA, TRUSTEE OF THE KRISHNAKANT H. PANDYA 2017 TRUST DATED OCTOBER 16, 2017 as to an undivided 50% interest and SUDHA K. PANDYA, TRUSTEE OF THE SUDHA K. PANDYA 2017 TRUST DATED OCTOBER 16, 2017 as to an undivided 50% interest, both of 2669 Venetian Lane, Elgin, IL, as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 22 IN BLOCK "A" IN KUNTZE'S HIGH RIDGE KNOLLS UNIT NUMBER 1, BEING A RESUBDIVISION OF PART OF LOT 10 OF THE OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ILLINOIS ON APRIL 1, 1959, AS DOCUMENT NUMBER 1852433.

PERMANENT INDEX NUMBER: 08-13-408-003-0000 ADDRESS: 705 SHAWN LN., DES PLAINES, IL 60016

Forever, subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements if any, so long as they do not interfere with the current use and enjoyment of the property, hereby releasing and waiving all rights under and by virtue of the Homestead laws of the State of Illinois.

DATED THIS 11 day of October, 2018

Signature of Christopher J. Martin (SEAL) CHRISTOPHER J. MARTIN

Signature of Angela B. Martin (SEAL) ANGELA B. MARTIN

STATE OF ILLINOIS))ss COUNTY OF COOK)

DES PLAINES ILLINOIS Real Estate Transfer Tax No. 63343 \$2.00 per \$1,000.00 10/9/18 705 SHAWN LN CITY OF DES PLAINES

USI

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER J. MARTIN and ANGELA B. MARTIN, his Wife, 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 notarial seal this 11 day of October, 2018.

Signature of Notary Public

KRISHNAKANT H. PANDYA 705 SHAWN LANE, DES PLAINES, IL 60016 Name of Grantees Address Zip MICHAEL J. HAGERTY 6323 N. AVONDALE AVENUE, SUITE #238, CHICAGO, IL 60631 Name of Person Preparing Deed Address Zip



Mail to: Albert C Bettuzzi, 1021 Vine Ave, Park Ridge, IL 60068 Tax Bill to: Krishnakant H. Pandya 705 Shawn Ln, Des Plaines IL 60016

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COOK COUNTY RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY RECORDER OF DEEDS

REAL ESTATE TRANSFER TAX		12-Oct-2018
		COUNTY: 185.00
		ILLINOIS: 370.00
		TOTAL: 555.00
08-13-408-003-0000 20181001600243 0-404-645-024		

RECORDER OF DEEDS
COOK COUNTY
111 W. WASHINGTON ST.
CHICAGO, IL 60601
TEL: 312.604.6450
WWW.COOKCOUNTYIL.GOV

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STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

Krishnakant H.

I, Krishnakant H Pandya, the TRUSTEE for the TRUST NAMED: Pandya Trust
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on October 16, 2017, by the _____
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 705 Shawn Lane, Des Plaines, IL 60016

PROPERTY IDENTIFICATION #: 08-13-4080030000

LEGAL DESCRIPTION: see attached

as conveyed by the attached conveyance instrument type, _____, signed and dated on

the 11th day of October in the year 2018, and now being sought to be recorded

with the COOK County Recorder of Deeds.
(NAME OF COUNTY ABOVE)



TRUSTEE SIGNATURE ABOVE

10/11/2018

DATE SIGNED

SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1ST, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".

UNOFFICIAL COPY

STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

Sudha K.

I, Sudha K. Pandya, the TRUSTEE for the TRUST NAMED: Pandya Trust
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on October 16, 2017, by the _____
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 705 Shawn Lane, Des Plaines, IL 60016

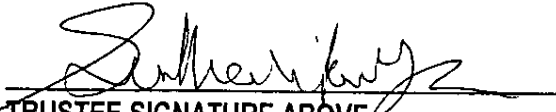
PROPERTY IDENTIFICATION #: 08-13-4080030000

LEGAL DESCRIPTION: see attached

as conveyed by the attached conveyance instrument type, _____, signed and dated on

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with the COOK County Recorder of Deeds.
(NAME OF COUNTY ABOVE)


TRUSTEE SIGNATURE ABOVE

10/11/2018
DATE SIGNED

SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1ST, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".