

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Individual to Trust)

Doc#: 1830506279 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/01/2018 12:26 PM Pg: 1 of 4

Dec ID 20181001613560
ST/CO Stamp 2-030-398-624

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

The Grantor(s), Ameen J. Poonja, a married man, of 700 W. Van Buren St., Unit PH7, Chicago, Illinois 60607 for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to The Naleena A. Poonja Revocable Trust dated October 22, 2018.

(Strike Inapplicable)

1. ~~As Tenants In Common~~
2. ~~Not as Tenants in Common, but as Joint Tenants~~
3. ~~Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever~~

the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit: (See Attached for Legal Description)

4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This does not constitute homestead property. TO HAVE AND TO HOLD said premises forever.

Subject to: See attached Legal Description.

Permanent Real Estate Index Number: 04-30-402-021-0000
Address of Real Estate: 4507 Jenna Rd., Glenview, Illinois 60025

FIDELITY NATIONAL TITLE CH18029060

Dated this 22 day of October, 2018.

Ameen J. Poonja

REAL ESTATE TRANSFER TAX		30-Oct-2018
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

04-30-402-021-0000 | 20181001613560 | 2-030-398-624

State of IL, County of COOKss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ameen J. Poonja, a married man, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed sealed and delivered the said instrument as his/her/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 official seal, this 22nd day of October, 2018.

Commission expires: 10/22/2020

NOTARY PUBLIC

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LEGAL DESCRIPTION

Of premises commonly known as: 4507 Jenna Rd., Glenview, Illinois 60025

See Attached Exhibit A.

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

Property of Cook County Clerk's Office

MAIL TO:

Toral Patel
20 N. Wacker Dr., Suite 2250
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Jalaluddin Poonja
4507 Jenna Rd.
Glenview, Illinois 60025

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EXHIBIT 'A'

THE EAST 26.00 FEET OF THE WEST 84.50 FEET (BOTH MEASURED PERPENDICULAR TO THE WEST LINE THEREOF) OF THAT PART OF LOT 1 IN THE INSIGNIA PRESERVE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29 AND PART OF THE EAST HALF OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2002 AS DOCUMENT NO. 0021367419, MORE PARTICULARLY DEFINED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1: THENCE SOUTH 89 DEGREES 28 MINUTES 06 SECONDS WEST, 105.81 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 54 SECONDS WEST, 13.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES 06 SECONDS WEST, 117.00 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 54 SECONDS WEST, 67.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 06 SECONDS EAST, 117.00 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 54 SECONDS EAST, 67.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 10 | 22 | 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Toral Patel

By the said (Name of Grantor): Ameen J. Poonja

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 22 | 2020

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 10 | 22 | 2018

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

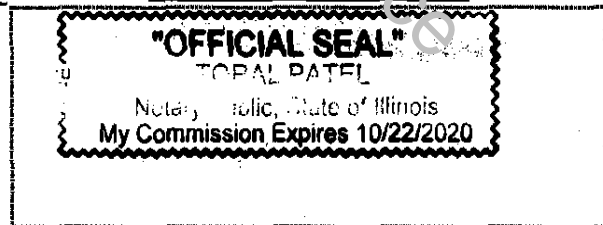
Toral Patel

By the said (Name of Grantee): Naleena A Poonja, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 22 | 2020

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)