

# UNOFFICIAL COPY

Doc#: 1831842095 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/14/2018 11:07 AM Pg: 1 of 4

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

**Haresh Tulsiani**  
103 N. Staffire Drive,  
Schaumburg, IL 60194

Dec ID 20181001622259  
ST/CO Stamp 0-848-223-392 ST Tax \$260.00 CO Tax \$130.00

### MAIL REAL ESTATE TAX BILL TO:

**Haresh Tulsiani**  
103 N. Staffire Drive,  
Schaumburg, IL 60194

*10/11 BW18 043972*

**THE GRANTORS: Paul C. Baranowski and Claudia E. Baranowski, a divorced couple, of the Village of Schaumburg, State of Illinois, 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 Haresh Tulsiani and Neha Tulsiani as Trustees of The Haresh Tulsiani and Neha Tulsiani Living Trust dated May 12, 2016, \_\_\_\_\_, 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 on Statement of Acceptance Conveyance*

*10/11*

**Commonly known as: 2105 Parkville Road, Schaumburg, IL 60194**  
**PIN: 07-18-411-005-0000 and 07-18-411-004-0000**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

*DL*  *10.31.18*  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

**35389** *21000*

( Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173 )





UNOFFICIAL COPY

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

I, Haresh Tulsiani and Neha Tulsiani the TRUSTEE for the TRUST NAMED: The Haresh Tulsiani and Neha Tulsiani Living Trust (NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE) and established on May 13, 2018 by the Haresh Tulsiani and Neha Tulsiani (DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE) Living Trust

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

COMMON ADDRESS: 2105 Parkville Road, Schaumburg, IL 60194

PROPERTY IDENTIFICATION #: 07-18-411-005-0000, 07-18-411-004-0000

LEGAL DESCRIPTION: LOT 1516 IN STRATHMORE SCHAUMBURG UNIT 17, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

as conveyed by the attached conveyance instrument type \_\_\_\_\_, signed and dated on the 24<sup>th</sup> day of October in the year 2018, and now being sought to be recorded with the Cook County Recorder of Deeds.

DocuSigned by: Haresh Tulsiani  
BS18622F159F40B...

10/31/18

TRUSTEE SIGNATURE ABOVE

DATE SIGNED

SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1<sup>ST</sup>, 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".