UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO: Haresh Tulsiani 103 N. Staffire Drive, Schaumburg, IL 60194

MAIL REAL ESTATE TAX BILL TO: Haresh Tulsian, 103 N. Staffire Drive, Schaumburg, IL 60194 Doc#. 1831842095 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/14/2018 11:07 AM Pg: 1 of 4

Dec ID 20181001622259

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

See Attached Legal Description on Stukment of Acceptance Conveyance

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

1901

ELBEHO SIMO

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

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| DATED this 24 day o | of <u>october</u> | , 2018. |
|--------------------------|-------------------|---------|
| Paul Baran | M | |
| Paul C. Baranowski | | |
| | | |
| STATE OF <u>Illinois</u> |))SS | |

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul C Beranowski, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he signed and delivered the said instrument as his 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

24 day of <u>octob</u>

. 2018

o any Public

NAME AND ADDRESS OF PREPARER:

Andrew Pearson AJP Law Firm, LLC 411 E. Business Center Drive, Suite 108 Mount Prospect, IL 60056

KIMBERLY A PEARSON
Official Seal
Notary Public - State of Illinois
Lly Commission Expires Dec 19, 2020

 COUNTY:
 130.00

 ILLINOIS:
 260.00

 TOTAL:
 390.00

 07-18-411-005-0000
 20181001622259
 0.848-223-392

1831842095 Page: 3 of 4

UNOFFICIAL COPY

| DATED this 24 day of october | , 2018. |
|--|---|
| Mulie E. Baranouski Claudia E. Baranowski | |
| | |
| STATE OF WILLOW)SS COUNTY OF COK) | |
| I, the undersigned, a Notary Public, in and for the County CERTIFY, that Claudia E. Baranowski, personally known name is subscribed to the foregoing instrument, appeared individually acknowledged that one signed and delivered voluntary act for the uses and purposes therein set forth, right of homestead. | wn to me to be the same person whose before me this day in person and the said instrument as her free and |
| Given under my hand and official seal this 21 day | of octobe, 2018. |
| NAME AND ADDRESS OF PREPARER: Andrew Pearson AJP Law Firm, LLC 411 E. Business Center Drive, Suite 108 Mount Prospect, IL 60056 | KIMBERLY A PEARSON Official Seal Notary Public - State of Illinois My Commissic II Expires Dec 19, 2020 |

57

DocuSign Envelope ID: 909911F6-D131

| INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5 |
|--|
| Harrish Tulsiani, the TRUSTEE for the TRUST NAMED: und Neha Tulsiani hivers |
| (NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE) |
| and established on May 12, 2018 by the Haresh Tulani and Meha Tulsianic (DATE TRUST CREATED ABOVE) by the Haresh Tulani and Meha Tulsianic (NAME OF TRUST ABOVE) LIVING TRUST |
| Trust Agreement, do now hereby ACCEPT this transfer of the Real Property with the following information: |
| COMMON AUDFLESS: 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 COO'C COUNTY, ILLINOIS. |
| as conveyed by the attached conveyance instrument type, signed and dated on the day of, signed and with the Cook_County Recorder of Deeds. |
| 4/2 |
| Larish fulsiani B518822F159F40B 10/31/8 |
| TRUSTEE SIGNATURE ABOVE DATE SIGNED |
| SPECIAL NOTE; PURSUANT TO \$760 ILCS 5/6.5, AS OF JANUARY 117, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST |

STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY

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 SPLGITCALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUICH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINE, SUSTIDIAN 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".