

UNOFFICIAL COPY

Doc# 1906518001 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/06/2019 09:36 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

Dec ID 20190301612783
ST/CO Stamp 0-076-989-856 ST Tax \$375.00 CO Tax \$187.50
City Stamp 1-045-161-376 City Tax: \$3,937.50

THIS INSTRUMENT, WITNESSETH, THAT THE GRANTOR, CLAFFEY PROPERTIES AND INVESTMENTS, LLC, a Texas limited liability company in good standing, for and in consideration of the sum of Ten Dollars in hand paid, and of other good and valuable consideration, receipt of which is hereby acknowledged, CONVEY and WARRANT unto, RAJASEKHAR MALLEMPATI AND SHARU SETH MALLEMPATI, AS CO TRUSTEES OF THE MALLEMPATI LIVING TRUST DATED AUGUST 23, 2017, the GRANTEE, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description Exhibit A

Address of Real Estate: 7040 South Emerald Avenue, Chicago, IL 60621

Permanent Real Estate Index Number(s): 20-21-321-033-0000

SUBJECT TO (a) general real estate taxes not due and payable at the time of closing; (b) building lines, building laws and ordinances; (c) use or occupancy restrictions; (d) conditions and covenants of record; (e) zoning laws and ordinances which conform to the present usage of the premises; (f) utility easements which serve the premises.

Hereby releasing and waiving all rights thereunder by virtue of the Homestead Laws of the State of Illinois. This is an investment property.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

The terms and conditions appearing on page 3 of this instrument are made part hereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this 20th day of February, 2019.

FIRST AMERICAN TITLE
FILE # 2956849

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GRANTOR:

CLAFFEY PROPERTIES AND INVESTMENTS, LLC

By: [Signature]
Christopher Claffey; by Lisa V. Rogers his attorney in fact; Its: Manager Member

By: [Signature]
Jennifer Claffey; by Lisa V. Rogers his attorney in fact; Its: Manager Member

State of Illinois

County of Cook ss. NOTARY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERBY CERTIFY, Christopher Claffey, the Managing Member of Claffey Properties and Investments, LLC, by Lisa V. Rogers his attorney in fact, 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 acknowledged that he signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and instrument of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of February, 2019.

STATE OF Illinois)
) SS:
COUNTY OF Cook)



[Signature]
Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERBY CERTIFY, Jennifer Claffey, the Managing Member of Claffey Properties and Investments, LLC, by Lisa V. Rogers his attorney in fact, 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 acknowledged that she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and instrument of said limited liability company, for the uses and purposes therein set forth.

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Given under my hand and official seal this 20th day of February, 2019.

Melissa Martinez Pascual
Notary Public



MAIL RECORDED INSTRUMENT TO

Law Office: MK Zaraza 500 Davis #512
AND SEND SUBSEQUENT TAX BILLS TO: Evanston IL 60201

Mallempati Trust

5380 Beaumont Canyon Dr

Santa Clara, CA 95058

prepared by:
Lisa Voegel Rogers

Rogers Real Estate Law Group, LLC

123 W. Madison St., Suite 1000

Chicago, IL 60602

PROPERTY OF Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Lot 17 (Except The North 10 Feet thereof) and Lot 18 in Block 5 in Beck's Subdivision of the Southwest quarter of the Southwest quarter of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 20-21-321-033-0000 (VOL. 432)

Property Address: 7040 South Emerald Avenue, Chicago, Illinois 60621

Property of Cook County Clerk's Office