



Doc# 1917955145 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/28/2019 02:48 PM PG: 1 OF 8

**This Deed Prepared**

**by Grantor:**

THE HRR TRUST  
16314 Indian Creek Road  
Cerritos, CA 90703

**Mail Recorded Deed and  
Tax Statements to Grantee:**

906 CROSS CREEK TRUST  
906 Cross Creek Drive N A2  
Roselle, IL 60172

Transfer Tax: \$ \_\_\_\_\_

**QUITCLAIM DEED**

Address of Real Estate: 906 Cross Creek Drive North Unit A1, Roselle, IL 60172  
Permanent Real Estate Index Number(s): 07-35-400-049-1209

**WITNESS**

For no consideration, and in order to change the form of holding title only, **THE HRR TRUST dated August 27, 2016**, hereinafter called the Grantor, of 16314 Indian Creek Road, Cerritos, CA 90703, does now hereby remise, release and forever **CONVEY and QUITCLAIM** any and all interest it may have in said real property, described below situated in Cook County, in the State of Illinois **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

**RAJESH YEDOTI, AS TRUSTEE  
OR THE SUCCESSOR TRUSTEES UNDER  
906 CROSS CREEK TRUST,**

**DATED OCTOBER, 1ST, 2018**

hereinafter called the Grantee, whose mailing address is  
906 Cross Creek Drive N A2, Roselle, IL 60172

the following described real estate in the County of Cook and State of Illinois, to-wit:

REAL ESTATE TRANSFER TAX

28-Jun-2019



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

07-35-400-049-1209

| 20190601617192 | 1-949-558-880

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## PARCEL 1:

UNIT NO. 15-A-1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOT 3 IN CROSS CREEK, BEING AS SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1979 AS DOCUMENT NO. 24835738 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 462.83 FEET EAST, AS MEASURED ALONG THE NORTH LINE THEREOF, AND 34.67 FEET SOUTH, AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE, OF THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 86 DEGREES 30 MINUTES 38 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT, 152.42 FEET; THENCE SOUTH 3 DEGREES 29 MINUTES 22 SECONDS EAST, 70.33 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES 38 SECONDS WEST, 152.42 FEET; THENCE NORTH 3 DEGREES 29 MINUTES 22 SECONDS WEST 70.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM, OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CROSS CREEK CONDOMINIUM BUILDING NO. 15 MADE BY KRESS DEVELOPMENT CORPORATION AND RECORDED IN THE OFFICE OF THE COOK COUNTY, RECORDER OF DEEDS AS DOCUMENT NO. 27433009, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY).

## PARCEL 2:

EASEMENTS APPURTENANT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE CROSS CREEK HOMEOWNERS' ASSOCIATION DATED SEPTEMBER 1, 1979 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25155624.

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Permanent Real Estate Index Number(s): 07-35-400-049-1209

Property commonly known as: 906 Cross Creek Drive North Unit A1, Roselle, IL 60172.

This deed of conveyance is subject to:

1. General taxes for current and subsequent years, which Grantee assumes and agrees to pay;
2. Covenants, easements, conditions and restrictions of record.

Situated in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge, or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or casement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no other case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations or its, his, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

Prior Instrument Reference: Warranty Deed in Trust dated March 24, 2017 and recorded on March 31, 2017 as Document # 1709012048.

Exempt under 35 ILCS 200/31-45 Sec 31-45 Section (e) (trust where consideration is less than \$100)

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This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

**IN WITNESS WHEREOF**, this Instrument is Executed.

Date 10/01/18 [Signature], as Trustee of,  
**THE HRR TRUST** dated August 27, 2016, Grantor

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

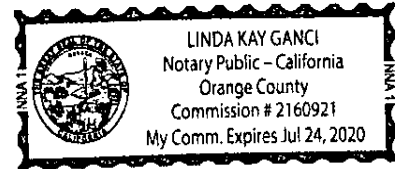
State of California )  
County of Los Angeles ) ss.:

On October 1st, 2018 before me,  
Linda Kay Ganci, Notary public, personally  
appeared Srinath Yarlaqadda Rupa Maheswari Vedoti, as Trustee of, **THE HRR TRUST**,  
who proved to me on the basis of satisfactory evidence to be the person whose  
name is subscribed to the within instrument and acknowledged to me that he  
executed the same in his authorized capacity, and that by his signature on the  
instrument the person, or the entity upon behalf of which the person acted,  
executed the Instrument.

I certify under PENALTY OF PERJURY under the laws of the State of  
California that the foregoing paragraph is true and correct.

**WITNESS MY HAND and OFFICIAL SEAL**

[Signature]  
Signature Notary Public (Seal)  
My Commission Expires: 7/24/2020



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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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 title to real estate under the laws of the State of Illinois.

Date 10/01, 2018 [Signature]  
Signature of Grantor or Agent  
[Signature], as Trustee of,  
**THE HRR TRUST** dated August 27, 2016

Subscribed and sworn to before me  
By the said Trustee of **THE HRR TRUST**  
This \_\_\_ day of \_\_\_, 20\_\_

\_\_\_\_\_  
Signature Notary Public *See Attached Jurat [Signature]*

The **grantee** or its agent affirms and verifies that, to that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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 title to real estate under the laws of the State of Illinois.

Date 10/01, 2018 [Signature]  
Signature of Grantee or Agent **Rajesh Yedoti**,  
as Trustee of, **906 CROSS CREEK TRUST**

Subscribed and sworn to before me  
By the said **Rajesh Yedoti**  
This \_\_\_ day of \_\_\_, 20\_\_

\_\_\_\_\_  
Signature Notary Public *See Attached Jurat [Signature]*

Note: 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.

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## California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

} s.s.

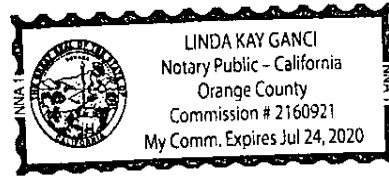
Subscribed and sworn to (or affirmed) before me on this 1st day of October,  
Month

20 18, by Srinath yarlagadda and  
Name of Signer (1)

Rupa Maheswari yedoti, proved to me on the basis of  
Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

Linda Kay Ganci  
Signature of Notary Public  
2160921 Linda Kay Ganci



For other required information (Notary Name, Commission No. etc.)

Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Statement Grantor and Grantee

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

Additional Information	
Method of Affiant Identification	
Proved to me on the basis of satisfactory evidence: <input checked="" type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Affiant(s) Thumbprint(s)	<input type="checkbox"/> Describe: _____
_____	

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State of California

County of Los Angeles

} s.s.

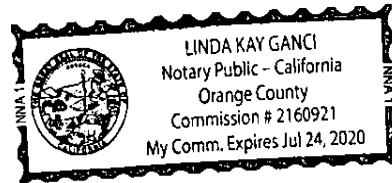
Subscribed and sworn to (or affirmed) before me on this 1st day of October,  
Month

20 18, by Rajesh yedoti and  
Name of Signer (1)

\_\_\_\_\_, proved to me on the basis of  
Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

Linda Kay Ganci  
Signature of Notary Public  
2160921 Linda Kay Ganci



For other required information (Notary Name, Commission No. etc.)

Seal

### OPTIONAL INFORMATION

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### Description of Attached Document

The certificate is attached to a document titled/for the purpose of

statement of Grantor and Grantee

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

Affiant(s) Thumbprint(s)  Describe: \_\_\_\_\_