

# UNOFFICIAL COPY



Doc# 1928413112 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/11/2019 10:48 AM PG: 1 OF 3

## TRUSTEE'S DEED Statutory Illinois

THE GRANTOR, Ketan Patel, as Trustee, of the **KETAN H. PATEL LIVING TRUST**, dated **September 9, 2014**, and any amendments thereto, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of One Dollar and Other Good and Valuable Consideration in hand paid, conveys and quitclaims to GRANTEES, **RAMIN RAHIMI** and **MAHSHED NAJUMYAR**, as husband and wife, of City of Des Plaines, County of Cook, State of Illinois, not as tenants in common, or as joint tenants, but as **TENANTS BY THE ENTIRETY** the following described Real Estate, situated in the County of Cook, State of Illinois, to-wit:

See Legal Description contained in Exhibit A attached hereto

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements; and general real estate taxes for the year 2019 and subsequent years.

Property Index Number: 09-15-100-028-1012

Commonly known as: 9460 Dee Road, #2D, Des Plaines, IL 60016

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said Grantee, and to the proper use, benefit and behoove, forever, of said Grantee.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deeds or deeds in trust in pursuance of the trust agreement mentioned above, and of every other power and authority thereunto enabling.

Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

19105383 1/1

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

*Kamran Patel* 9/12/19  
City of Des Plaines

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

IN WITNESS WHEREOF, GRANTOR, not individually, but as Trustee aforesaid, has hereunto set his hand and seal on this 12<sup>th</sup> day of September, 2019.

### KETAN H. PATEL LIVING TRUST

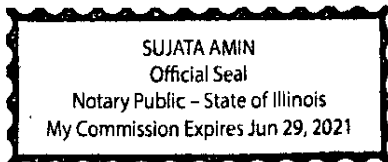
By:   
Ketan Patel, Trustee

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK        )

REAL ESTATE TRANSFER TAX		09-Oct-2019	
		COUNTY:	55.50
		ILLINOIS:	111.00
		TOTAL:	166.50
09-15-100-028-1012		20190901689514   0-860-001-888	

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Keten Patel, as Trustee of the **KETAN H. PATEL LIVING TRUST, dated September 9, 2014**, and any amendments thereto, personally known to me to be the same persons whose names are subscribed to the forgoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act and deed, for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 12<sup>th</sup> day of September, 2019.



  
Notary Public

This instrument was prepared by: Jayal Amin, AMIN LAW OFFICES, LTD., 1900 E. Golf Road - Suite 1120, Schaumburg, IL 60173

<u>Mail To:</u> Gregg E. Littlejohn 15 Abbotdale Drive Oakwood, IL 60543	<u>Name and address of Taxpayer:</u> Ramin Rahimi Mahshed Najumyar 9460 Dee Road, #2D Des Plaines, IL 60018
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## EXHIBIT A

### Legal Description

PARCEL 1: UNIT NUMBER 204-D IN COVENTRY PLACE CONDOMINIUM BUILDING NUMBER 10, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID NORTHWEST 1/4, THENCE NORTH 379.32 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4, THENCE WEST 155.55 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID NORTHWEST 1/4, TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND THENCE CONTINUING WEST 375.05 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE THENCE NORTH 73.58 FEET ALONG A LINE DRAWN PARALLEL WITH EAST LINE OF THE AFORESAID NORTHWEST 1/4; THENCE EAST 175.05 FEET ALONG A LINE DRAWN PERPENDICULARLY TO EAST LINE SAID NORTHWEST 1/4; THENCE SOUTH 73.58 FEET ALONG A LINE DRAWN PARALLEL WITH THE LAST LINE OF SAID NORTHWEST 1/4, TO THE HENCEINAFTER DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS

AND CONVENANTS FOR COVENTRY PLACE CONDOMINIUM BUILDING NUMBER 10 MADE BY HARRIS TRUST AND SAVINGS BANKS, AS TRUSTEE UNDER TRUST NUMBER 39320, AND RECORDED DECEMBER 31, 1979 AS DOCUMENT NUMBER 25299616 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: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COVENTRY PLACE HOMEOWNER'S ASSOCIATION RECORDED AND REGISTERED DECEMBER 31, 1979 AS DOCUMENT 25299611 AND LR3138686, IN COOK COUNTY, ILLINOIS.