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Doc#: 2008046429 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/20/2020 11:59 AM Pg: 1 of 3

EXECUTOR'S DEED

Dec ID 20200301643364
ST/CO Stamp 0-030-908-640 ST Tax \$106.00 CO Tax \$53.00

(Above Space for Recorder's Use Only)

THIS DEED, made this 18 day of March, 2020 by Ian David Kay of the Village of Palatine, County of Cook and State of Illinois, as Independent Executor of the Estate of Patricia L. Kay, deceased, hereinafter referred to as Grantor, and Sureshchandra Marvadi, a married ~~man~~ woman, and Parag Bulsara, a married man, joint tenants with right of survivorship, of the Village of Palatine, County of Cook and State of Illinois, hereinafter referred to as Grantee: YMAN

WHEREAS, Grantor was duly appointed Independent Executor of the Estate of Deceased, by the Circuit Court of Cook County, Illinois, on January 24, 2019, in Case Number 2019 P 000205, and has duly qualified as such Executor, and said letters of Office are now in full force and effect.

NOW, THEREFORE, this Deed witnesseth, that Grantor, in exercise of the Power of Sale granted to said Executor in and by the Will of Decedent, and in consideration of the sum of ONE HUNDRED SIX THOUSAND DOLLARS (\$106,000) to him/her in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to Sureshchandra Marvadi and Parag Bulsara, all the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

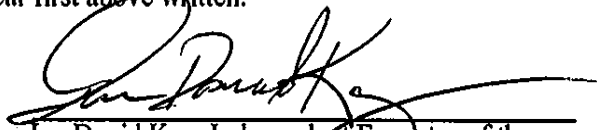
See legal description attached hereto and made a part hereof.

Permanent Index Number: 02-12-200-021-1074

Address of Real Estate: 1243 E Baldwin Lane, Unit 114, Palatine, Illinois 60074

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said, Deceased, in and to the premises.

IN WITNESS WHEREOF, Grantor, as Independent Executor aforesaid, has hereunto set his hand and seal the day and year first above written.



Ian David Kay, Independent Executor of the
Estate of Patricia L. Kay, deceased

JPT 20-03-2020 DM

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State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ian David Kay is 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 acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th date of March, 2020.

Linda Smith
Notary Public

This instrument was prepared by:
Stephanie D. Uhler
4709 West Golf Road, Suite 475
Skokie, Illinois 60076



Send Subsequent Tax Bills to:
Sureshchandra Marvadi
1243 E Baldwin Lane, Unit 114
Palatine, IL 60074

After recording Mail to:
Andrew Pearson
AJP Law Firm LLC
411 E Business Center Drive, Ste. 108
Mt. Prospect, IL 60056

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 114 in San Tropai Condominium, as delineated on survey, of the following described parcel of land (hereinafter referred to as parcel): That part of the South 780.0 feet, as measured at right angles of the South line thereof, of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Northwest 1/4 of the Northeast 1/4; Thence East along the South line of said Northwest 1/4 of the Northeast 1/4, 282.96 feet; (the South line of said Northwest 1/4 of the Northeast 1/4 being assumed as running due East and West for this legal description); Thence North 167.0 feet to a point for a place of beginning of the parcel of land therein described; Thence West 77.0 feet; Thence North 88.0 feet; Thence West 13.40 feet; Thence North 217.17 feet; Thence East 77.0 feet; Thence South 123.0 feet; Thence East 71.40 feet; Thence South 59.17 feet; Thence West 58.0 feet; Thence South 123.0 feet to the place of beginning in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Chicago Title and Trust Company, trustee under Trust Number 1067400 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 23448135, amended from time to time, together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1, as defined and set forth in master declaration of covenants, conditions and restrictions and easements for San Tropai Planned Residential Development, made by Chicago Title and Trust Company, Trust Number 1067400, dated March 31, 1976 and recorded April 12, 1976 as Document Number 23448134, and as created by deed from Chicago Title and Trust Company Trust Number 1067400 to Mary Prohaska, dated November 30, 1977 and recorded December 12, 1977 as Document Number 24232224, in Cook County, Illinois.