

UNOFFICIAL COPY

Doc#: 2019139180 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/09/2020 01:57 PM Pg: 1 of 4

WARRANTY DEED Corporation to Individual

Dec ID 20200601692779
ST/CO Stamp 0-943-955-168 ST Tax \$270.00 CO Tax \$135.00

This agreement, made this 15th day of May, 2020, between Andela Avdi, a married woman, and Luxara Developments LLC a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, parties of the first part, and Vijaya Bhaskar Bijjam and Madhavi Dereddy, husband and wife *as tenants by the entirety.*

party of the second part, WITNESSETH, that the parties of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

Lot 2, in Unit 2 of Lexington Fields, being a Subdivision of parts of Sections 13 and 24, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded April 18, 1957 as Document Number 16880813, (except that part of Lot 2 lying westerly of a Straight line which intersects the Northerly line of said Lot 2 a distance of 30 feet East of the Northwest Corner of said Lot and which intersects the Southerly line of said Lot 2 a distance of 25 feet East of Southwest corner of said Lot 2), in Cook County, Illinois

COMMONLY KNOWN AS: 505 N. Meacham Rd., Schaumburg, IL 60173

PIN: 07-13-302-003-0000

89 ● *5.27.200*
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
38854 *270.00*

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and

STEWART TITLE
140 E. North Street, Suite 100
Chicago, IL 60610

AD/AVDI

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appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

Luxara Developments LLC

Name of Corp.

By: [Signature]

Its President

Attest: _____

[Signature]
Its Secretary

And ANDELA AVDI Andela Avdi

REAL ESTATE TRANSFER TAX

02-Jun-2020

Wisconsin
STATE OF ~~ILLINOIS~~)
Waukesha) SS
COUNTY OF DuPage)



COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00

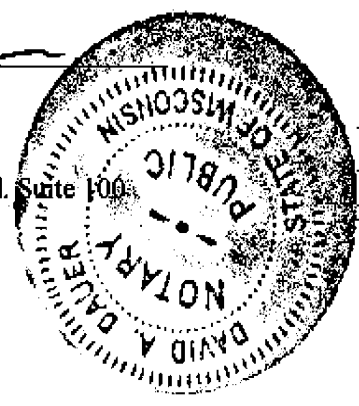
07-13-302-003-0000 | 20200601692779 | 0-943-955-168

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, ~~Kosta Shamata~~, personally known to me to be the President of, Luxara Developments LLC, an Illinois Corporation, and Andela Avdi, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of May, 2020

Commission expires 5-13, 2023, [Signature]
NOTARY PUBLIC

This instrument prepared by : Eileen Pearse, Ciesla & Pearse PC, 1755 S. Naperville Rd. Suite 100, Wheaton, IL 60189



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This page only for notary purposes

~~appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.~~

~~IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written~~

~~Luxara Developments LLC~~
Name of Corp.

By: _____

~~Its President~~

Attest: _____

~~Its Secretary~~


And ANDELA AVIN

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, the undersigned Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that, Kosta Shamata, personally known to me to be the President of, Luxara Developments LLC, an Illinois Corporation, and ~~personally known to me to be the Secretary of said corporation, and personally known to me to be the same person~~ whose name ~~is~~^{he} subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President ~~and Secretary~~, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of May, 2020

OFFICIAL Commission expires October 6, 2020
ADAM STEFKO
Notary Public, State of Illinois
My Commission Expires 10/06/2020


NOTARY PUBLIC

This instrument prepared by : Eileen Pearse, Ciesla & Pearse PC, 1755 S. Naperville Rd. Suite 100 Wheaton, IL 60189

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Mail to:

Tax B: N

Vijaya Bhaskar Bijjan : Madhu: Dredd,

505 N Meacham Rd

Deerfield IL 60015

Hal Shroyer & Assoc PC

910 East Oak St

Libertyville IL 60150

Recorder's Office Box No. _____

Property of Cook County Clerk's Office