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Doc#. 2026620010 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 09/22/2020 09:07 AM Pg: 1 of 3

Dec ID 20200701649248

ST/CO Stamp 0-029-122-272 ST Tax \$205.50 CO Tax \$102.75

EXECUTOR'S DEED

RETURN TO:

Attorney Nirav Patel 121 Fairfield Way, Suite 100 Bloomingdale, IL 60108

TAXES TO:

GRANTEE'S ADDRESS:

Akash Shih and Nisha Patel 474 Lambert Drive, Unit D1 Schaumburg, II, 60193

Prepared by:

Attorney Deborah L. Ulirich Ullrich Law, LLC 1590 E Lincoln Hwy, Suite DeKalb, IL 60115

R	REAL ESTATE TRANSFER TAX			03-Aug-2020
			COUNTY:	102.75
		(SEC.)	ILLINOIS:	205.50
			TOTAL:	308.25
_	07-22-402-045-1219		20200701649248	0-029-122-272

WITNESSETH, That whereas April Burns, late of the Village of Schaumburg, County of Cook, and State of Illinois, deceased, in her lifetime, made and executed her Last Will and Testament, bearing the date of May 11, 2009 and which was the easier on the October 15, 2019 duly admitted to record in the Circuit Court for the Twenty –Third Judicial Circuit of DeKalb County Illinois whereby, among other things, she constituted and appointed the said Heather Neppl, Executor of her Last Will and Testament, and did thereby, among other things, authorize and empower said executor to sell and convey the real estate hereinafter described

AND WHEREAS, on the 8th day of November, A.D., 2019, letters Testamentory were duly issued out of said Circuit Court to the said party of the first part, which said letters are still in full force and effect,

NOW THEREFORE, The said party of the First part, by virtue of the power and authority to her given in and by the Last Will and Testament, and of each and every other power and authority hereunto enabling, and for and in consideration of the sum of Ten Dollars (\$10.00), to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said parties of the second part, Akash Shah and Nisha Patel, all that tract or parcel of land lying and being in the County of Cook, and State of Illinois, described as follows, to wit:

Baird & Warner Title Services, Inc. 475 North Martingale Suite 120 Schaumburg, IL 60173

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Commonly known as: 474 Lambert Drive, Unit D1, Schaumburg, IL 60193

Parcel No.:

07-22-402-045-1219

Subject, nevertheless, to the following;

VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX

39076

,206,00

- a) Taxes for the year 2019 and subsequent years;
- b) Rights of way for drainage ditches, drain tiles, feeders and laterals;
- c) Ordinances, Easements and covenants of record.

thereto belonging, or in any way appertaining, and all the estate, right, title, interest, claim and demand whatscever, at law or in equity, which the said April Burns, had at the time of her death or which the said perty of the first part now has, in and to the said premises:

TO HAVE and TO JOLD the same unto the said parties of the second part, not as tenant in common or joint tenants, but as tenant by the entirety, as fully and effectually to all intents and purposes in law, as she, the said party of the first party might, could or ought to sell and convey the same by virtue of the Estate above referred to.

IN WITNESS WHEREOF, the sail party of the first part, as Executor of the Last Will and Testament of the said April Burns, deceased, has hereunto set her hand and her seal, the day and year first above written.

STATE OF ILLINOIS

SS (

COUNTY OF DEKALB

I, ANGLOSTOWN, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Heather Neppl, Executor of the Estate of April Burns, deceased, 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, as such Executor, acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, as such Executor for the uses and purposes therein set forth.

Given under my hand and notary seal this

Heather Neppl, Executor

NOTARY\PUBLIC

OFFICIAL SEAL ANGELA L. STEWART Notary Public, State of Illinois My Commission Expires: May 6, 2023

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Exhibit A

UNIT 1-8-29-RD1 IN LEXINGTON VILLAGE COACH HOUSE CONDOMINIUM TOGETHER WITH A, PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G1-9-29-RD1 AS DELINEATED ON A SURVEY OF A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, AND PART OF THE WEST I/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1977, KNOWN AS TRUST NUMBER 22502 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24383272 AS SET THE AMENDMENTS THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 07-22-402-045-1219

For Informational Purposes only: 474 Lambert Drive, Unit D1, Schaumburg, IL 60193