

# UNOFFICIAL COPY

Doc#: 2026620010 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/22/2020 09:07 AM Pg: 1 of 3

## EXECUTOR'S DEED

### RETURN TO:

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

Dec ID 20200701649248  
ST/CO Stamp 0-029-122-272 ST Tax \$205.50 CO Tax \$102.75

### TAXES TO:

#### GRANTEE'S ADDRESS:

Akash Shah and Nisha Patel  
474 Lambert Drive, Unit D1  
Schaumburg, IL 60193

### Prepared by:

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

#### REAL ESTATE TRANSFER TAX 03-Aug-2020

|   |  |           |        |
|---|--|-----------|--------|
|  |  | COUNTY:   | 102.75 |
|   |  | ILLINOIS: | 205.50 |
|   |  | TOTAL:    | 308.25 |

07-22-402-045-1219 | 20200701649248 | 0-029-122-272

**THIS INDENTURE**, Made this 25<sup>th</sup> day of June, 2020, between Heather Neppl, of the City of Sycamore, County of DeKalb and State of Illinois, as Executor of the Last Will and Testament of April Burns, deceased, late of the Village of Schaumburg, in the County of Cook and State of Illinois, party of the first part, and Akash Shah and Nisha Patel, of the Village of Schaumburg, County of Cook and State of Illinois, parties of the second part.

**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 thereafter 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 Testamentary 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

BW200513688810P2



BW20051368

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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 1/2 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

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