

UNOFFICIAL COPY

Doc# 2106104136 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/02/2021 12:09 PM Pg: 1 of 3

TRUSTEE'S DEED

Return To:
Tracey Lundgren
Attorney at Law
1800 Nations Drive Suite 117
Gurnee, Illinois 60031

Dec ID 20201201682651
ST/CO Stamp 1-930-904-592 ST Tax \$200.00 CO Tax \$100.00

Send Subsequent Tax Bills To:
Ganesh Kumar Shrestha
545 Washington Blvd
Hoffman Estates, Illinois 60169

206NW15430RM 1/2105CR
THE GRANTOR(S), LUCY COLMAN, as Successor Trustee under the provisions of a Trust Agreement dated the 30th day of October, 2009, and known as the ROBERT C. SHORT DECLARATION OF TRUST, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby **Convey and Warrant** to

GANESH KUMAR SHRESTHA and KALPANA SHRESTHA, Husband and Wife, and DIWAS SHRESTHA, an unmarried man,

of 1410 Brownstone Place, Schaumburg, Illinois, not as Tenants in Common but as **JOINT TENANTS**, the following described Real Estate, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Subject to: General real estate taxes for the year 2020 and subsequent years, covenants, conditions, and restrictions of record, building lines and easements, if any.

Situated in the Village of Hoffman Estates, County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Tax Identification No.(s): 07-16-414-002-0000

Property Address: 545 Washington Blvd, Hoffman Estates, IL 60169

Dated this 17th day of December, 2020

Lucy W. Colman SEAL
LUCY COLMAN

as Successor Trustee of the Robert C. Short
Declaration of Trust dated October 30, 2009

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State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, ~~DO HEREBY CERTIFY~~ that

LUCY COLMAN, as Successor Trustee under the provisions of a Trust Agreement dated the 30th day of October, 2009, and known as the ROBERT C. SHORT DECLARATION OF TRUST,

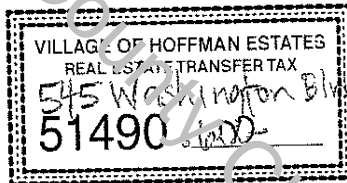
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and _____ Seal, this 17th
day of December, 2020.

[Signature]

Notary Public



Affix Transfer Stamps Above

or

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph _____, Section 4 of said Act.

Buyer, Seller or Representative Date: _____, 20 ____.

This instrument prepared by:

GUY M. KARM, Attorney at Law
750 W. Northwest Highway
Arlington Heights, Illinois 60004

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LEGAL DESCRIPTION

Legal Description:

LOT 10 IN BLOCK 101 IN HOFFMAN ESTATES UNIT VII, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 5, 1958, AS DOCUMENT NUMBER LR1816080, IN COOK COUNTY, ILLINOIS.

Property Address: 545 Washington Blvd
Hoffman Estates, Illinois 60169

Permanent Index No.: 07-16-414-002-0000

Property of Cook County Clerk's Office