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# UNOFFICIAL COPY

This instrument prepared by:  
Law Offices of David R. Schlueter, Ltd.  
401 W. Irving Park Road  
Itasca, IL 60143

Doc#: 2120712376 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2021 10:12 AM Pg: 1 of 2

**Mail future tax bills to:**

Masoud Harooni and Neda Adib  
~~745 Candleridge Ct, A2~~ *121 Millis Lane*  
~~Bartlett IL 60103~~ *Schaumburg IL 60193*

Dec ID 20210601655794  
ST/CO Stamp 1-932-725-520 ST Tax \$153.00 CO Tax \$76.50

**Mail this recorded instrument to:**

~~Masoud Harooni~~  
~~121 Millis Lane~~  
~~Schaumburg IL 60193~~

## TRUSTEE'S DEED

This Indenture, made this 4th day of June, 2021, between Donna Nelson as Trustee of the Donna Nelson Declaration of Trust dated March 2, 2018 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated, and known as Trust Number, party of the first part, and Masoud Harooni and Neda Adib of, , Illinois, party of the second part.

*\* husband and wife*

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

Unit 4-A-2-1 together with its undivided percentage interest in the common elements in Hearthwood Farms Condominium Phase 1 as delineated and defined in the Declaration recorded as Document Number 26083807 as amended from time to time in the Southeast 1/4 of Section 35, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 06-35-400-117-1177  
Property Address: 745 Candleridge Ct, A2, Bartlett, IL 60103

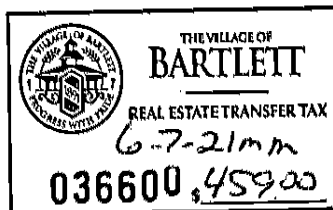
together with the tenements and appurtenances thereunto belonging.

*2020 2nd installment*

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.



# UNOFFICIAL COPY

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Donna Nelson  
Trustee

\_\_\_\_\_  
Trustee

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Donna Nelson as Trustee of the Donna Nelson Declaration of  
Trust dated March 2, 2018, as Trustee(s) aforesaid, personally known to me to be the  
same person(s) whose name(s) is/are subscribed to the foregoing instrument as such  
Trustee(s), appeared before me this day in person and acknowledged that he/she/they  
signed and delivered said instrument as his/her/their free and voluntary act for the uses  
and purposes set forth therein.

Given under my hand and Notarial Seal this 10 day of June, 2021.



David R. Schlueter  
Notary Public

Corporate Trustee

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 \_\_\_\_\_ Trust Officer and attested by its \_\_\_\_\_ Trust Officer, the day and year first above written.

\_\_\_\_\_  
Trustee

By \_\_\_\_\_  
Trust Officer

Attest \_\_\_\_\_  
Trust Officer

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Donna Nelson as Trustee of the Donna Nelson Declaration of  
Trust dated March 2, 2018, as Trustee(s) aforesaid, personally known to me to be the  
same person(s) whose name(s) is/are subscribed to the foregoing instrument as such  
Trustee(s), appeared before me this day in person and acknowledged that he/she/they  
signed and delivered said instrument as his/her/their free and voluntary act for the uses  
and purposes set forth therein.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public