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Doc# 2126007727 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/17/2021 03:24 PM Pg: 1 of 3

Dec ID 20210901675958

WARRANTY DEED ILLINOIS STATUTORY

Prepared by:
Ravi Kasaram
9599 Plaudit Drive
Frisco, TX 75035

GRANTORS, RAVI KASARAM and RAMA D MULA, husband and wife, of County of Collin, State of Texas, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, by these presents do REMISE, RELEASE, ALLEN, CONVEY and WARRANT to GRANTEE, YYAS Holdings, LLC ("Grantee"), an Illinois limited liability company, all rights, title, and interest in and to the following described Real Estate situated in the County of Cook, in the State of Illinois, legally described as follows:

SEE ATTACHED EXHIBIT A

Address of the Real Estate: 592 N HIDDEN PRAIRIE, PALATINE, IL 60067
Permanent Real Estate Index Number(s): 02-15-112-173-0000

SUBJECT TO: All instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations and easements of record, Party Wall Agreements, and provisions of the Condominium Declaration.

K. Ravi Kasaram
RAVI KASARAM

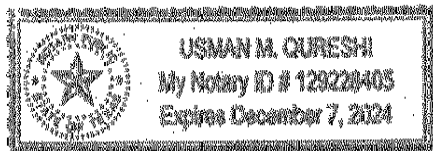
9/16/21
Date

R. Rama D Mula
RAMA D MULA

9/16/21
Date

STATE OF TEXAS, COUNTY OF COLLIN) ss.

This instrument was acknowledged before me on March 12, 2020, by RAVI KASARAM and RAMA D MULA.



Notary Public's Signature

Mail to/send tax bills to:
Ravi Kasaram
9599 Plaudit Drive
Frisco, TX 75035

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EXHIBIT A

Legal Description: PARCEL 1:

UNIT 3 OF LOT 7 IN HIDDEN PRAIRIE, BEING A RESUBDIVISION OF PART OF LOT 1 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2001 AS DOCUMENT NUMBER 0010625389, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AND ACCESS FROM ALL PORTIONS OF THE PROPERTY TO A PUBLIC RIGHT OF WAY OR OTHER PORTIONS OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HIDDEN PRAIRIE RECORDED JULY 16, 2001 AS DOCUMENT 0010625390 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 02-15-102-173-0000

Property Address: 592 North Hidden Prairie Court, Palatine, Illinois 60067

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 09 | 16 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

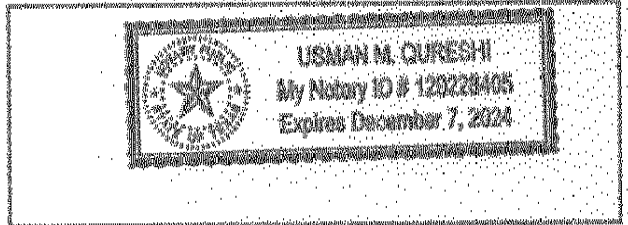
Usman Qureshi

By the said (Name of Grantor): Rishi D. Mula

On this date of: 09 | 16 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 09 | 16 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

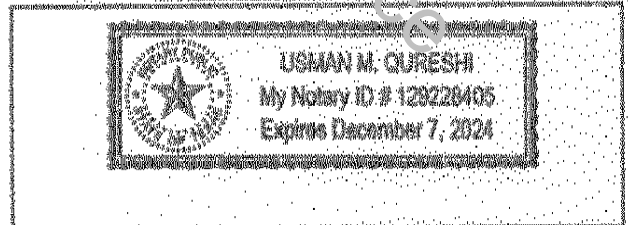
Usman Qureshi

By the said (Name of Grantee): VYAS Holdings, LLC

On this date of: 09 | 16 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)