

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

Doc#: 2127818264 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2021 02:10 PM Pg: 1 of 3

Dec ID 20210901687367
ST/CO Stamp 1-444-065-424 ST Tax \$625.00 CO Tax \$312.50

THE GRANTOR MICHAELENE LEWAND, AS TRUSTEE OF STEPHEN G. CONNAUGHTON AND MICHAELENE LEWAND REVOCABLE TRUST AGREEMENT dated May 8, 1996, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, CONVEYS AND WARRANTS to DHIRENDRA SINGH KUSHWAH AND PRIYAM OZA at 1525 Lake Cook Rd, Apt #154, Deerfield, IL 60015, not as tenants in common, nor as joint tenants, but as tenants by the entirety all interest in the following described real estate commonly known as 1310 Cariann Lane, Glenview, IL 60025, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority inhereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 05-31-102-048-0000 and 05-31-102-049-0000
Property Address: 1310 Cariann Lane, Glenview, IL 60025

Dated this 28 day of September, 2021.



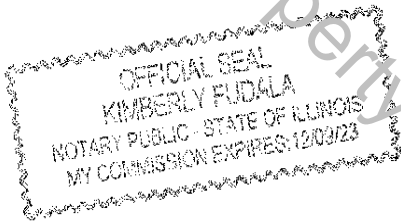
Michaelene Lewand, as Trustee of Stephen G.
Connaughton and Michaelene Lewand Revocable Trust
Agreement Dated May 8, 1996.

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michaelene Lewand, as Trustee of Stephen G. Connaughton and Michaelene Lewand Revocable Trust Agreement dated May 8, 1996, 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 28 day of September, 2021.



Kimberly Fudala
Notary Public

THIS INSTRUMENT PREPARED BY
William V. Angelo, Jr.
Angelo Law Group, LLC
1835 Rohlwing Road, Suite D
Rolling Meadows, IL 60008

MAIL TO:
Lori Strang, Associate
The David Frank Law Group
1211 Landwehr Rd.
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:
Dhirendra Singh Kushwah and Priyam Oza
1310 Cariann Lane
Glenview, IL 60025

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Parcel 1: Lot 27 in Glenett Estates, being a subdivision of Part of the East 1/2 of the Northwest 1/4 of Section 31, Township 42 North, Range 13, East of the Third Principal Meridian, excepting therefrom that part thereof described as follows beginning at the Southeast corner of said Lot 27; thence North along the East line thereof, a distance of 3.50 feet; thence West along a line 3.5 feet North of and parallel with the Southerly most line of said Lot 27, a distance of 30 feet to a point of curvature; thence Northwesterly along a curve to the right, having a radius of 50 feet, a distance of 25 feet, more or less, to a point on a West line of said Lot 27; thence South along said West line; 10 feet to the Southwesterly most corner of said Lot 27; thence East along the South line of said Lot 27, a distance of 54.66 to the feet to the point of beginning, all in Cook County, Illinois.

Parcel 2: That part of the South 40 feet of the West 125 feet of Lot 36 in County Clerk's Division in Section 31, Township 42 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at a point on the East line and 10 feet North of the Southeast corner of said South 40 feet of the West 125 feet of said Lot 36 (said point being also on the East line and 10 feet North of the Southwesterly most corner of Lot 27 in Glenett Estates aforesaid); thence North along said East line (being also a West line of said Lot 27), for a distance of 30 feet to the Northeast corner of said South 40 feet of the West 125 feet of Lot 36 (being also a corner of Lot 27 in Glenett Estates aforesaid); thence West along the North line of said South 40 feet (being also a South line of Lot 27 aforesaid), a distance of 60 feet to the most Westerly corner of said Lot 27; thence South at right angles to the North line of said South 40 feet of the West 125 feet of Lot 36, a distance of 13.50 feet; thence Southeasterly along a curve to the right, having a radius of 150 feet, a distance of 32 feet, more or less, to a point of tangency; thence continuing Southeasterly along a straight line for a distance of 30 feet to the point of beginning, all in Cook County, Illinois.

Cook County Clerk's Office