

UNOFFICIAL COPY

Doc#: 2213606097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/16/2022 08:58 AM Pg: 1 of 2

Dec ID 20220501600934
ST/CO Stamp 1-541-746-576 ST Tax \$330.00 CO Tax \$165.00

220557900014

TRUSTEE'S DEED (ILLINOIS)

THIS INDENTURE made this 02 day of MAY 2022 between Varalaxmi Javvaji, Trustee of the Varalaxmi Javvaji Revocable Trust under Agreement dated May 3, 2017 and Yusuke Kosuge and Akane Alicia Kosuge, husband & wife Grantees of the City of the Schaumburg of Illnois, County of Cook, State of IL

* as joint tenant

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

UNIT 7-40-D-127 IN TOWNE PLACE CONDOMINIUM, SCHAUMBURG, ILLINOIS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PORTION OF FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 2, 1988 AS DOCUMENT 88346044 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENT APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ONE FILED OF RECORD.

Permanent Real Estate Index Number: 07-19-218-015-1075

Address of Real Estate: 127 Branch Ct. S. Schaumburg, IL 60194

together with the tenements, ^{white} hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

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

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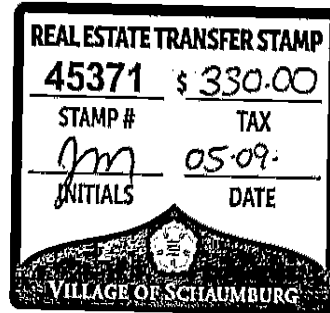
and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing, and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

STATE OF ILLINOIS
COUNTY OF COOK

Varalaxmi Javvaji
Varalaxmi Javvaji, Trustee of the Varalaxmi Javvaji
Revocable Trust under Agreement dated May 3, 2017



I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Varalaxmi Javvaji, Trustee of the Varalaxmi Javvaji Revocable Trust under Agreement dated May 3, 2017 is 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 his free and voluntary act as Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of May, 2022

Commission expires 9-24-23, 2022.

Janeil L. Price
NOTARY PUBLIC



Instrument was Prepared by	Send Subsequent Tax Bills to:	Mail Recorded Deed to:
Luke J. Keller 8 Billy Casper Lane Midlothian, IL 60445	Yusuke Akane A. Kosuge 127 Branch Ct. S <u>1321 Leonard Dr #45</u> Schaumburg, IL 60194 <u>IL 60194</u>	Yusuke Akane A. Kosuge 127 Branch Ct. S Schaumburg, IL 60194 ✓

→ 1321 Leonard Dr #45
Schaumburg IL 60194