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21NW747534NSD

TRUSTEE'S DEED

2/2

Doc#: 2218006103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2022 10:03 AM Pg: 1 of 4

Dec ID 20220401689265
ST/CO Stamp 1-805-209-680 ST Tax \$138.00 CO Tax \$69.00

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE

THIS INDENTURE made this 15 day of March, 2022, by **Anil Nigam, Trustee of Anil Nigam Revocable Trust Agreement; and Reena Datta, Trustee of Reena Datta Revocable Trust Agreement**, of 90 Tournament Dr S, Hawthorn Woods, IL 60047, not individually, but as Trustee aforesaid, as Grantor.

WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, receipt whereof 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 **21 Kristin Drive Owner LLC, a Delaware limited liability company**, of c/o Taft Stettinius & Hollister LLP (11 E. Wacker Drive, Suite 2800, Chicago, IL 60601, Attention: Kathryn Kovitz Arnold, as GRANTEE, the following described Real Estate situated in the Village of Schaumburg, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PIN: **07-10-101-038-1034**
Address of Real Estate: **21 Kristin Drive, Unit 206, Schaumburg, IL 60195**

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Trustee's Deed the day and year first above written.

Grantor:




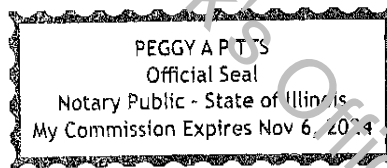
Anil Nigam, as Trustee of the Anil Nigam Revocable Trust Agreement



STATE OF IL)
COUNTY OF COOK) SS.

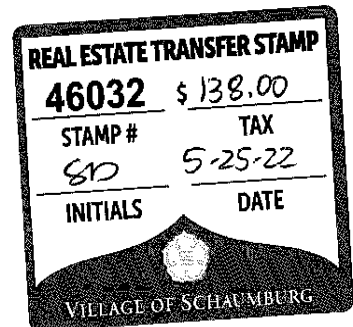
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Anil Nigam, not as an individual but as Trustee of the Anil Nigam Revocable Trust Agreement, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of March, 2022


NOTARY PUBLIC
My commission expires: 11-6-2024



REAL ESTATE TRANSFER TAX		10-Jun-2022
	COUNTY:	69.00
	ILLINOIS:	138.00
	TOTAL:	207.00
07-10-101-038-1034 20220401689265 1-805-209-680		



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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Trustee's Deed the day and year first above written.

Grantor:

Reena Datta

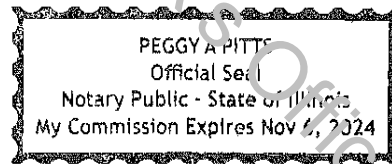
Reena Datta, as Trustee of the Reena Datta Revocable Trust Agreement

STATE OF IL)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Reena Datta, not as an individual but as Trustee of the Reena Datta Revocable Trust Agreement, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of March, 2022

Peggy A. Pitts
NOTARY PUBLIC
My commission expires: 11.6.2024



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 206 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS;

ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DRIVE DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-179, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

THE LAND IS COMMONLY KNOWN AS:

21 Kristin Drive, Unit 206, Schaumburg, IL 60195

07-10-101-038-1034

MAIL AFTER RECORDING TO:

Kathryn Kovitz Arnold, Esq.
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

MAIL TAX BILLS TO:

21 Kristin Drive Owner LLC, a
Delaware limited liability company
c/o Kathryn Kovitz Arnold, Esq.
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601