

UNOFFICIAL COPY

This **Warranty Deed** made and executed this November 27, 2018 by Hetal Kamdar and Ushma Shah, a married couple hereinafter called the grantors, to Kamdar Family Trust dated October 31, 2018, Hetal Kamdar and Ushma Shah as co-trustees under declaration of trust with the address of 756 Easton Lane, Elk Grove Village, IL 60007, hereinafter called the grantee and unto all and every successor or successors in Trust under said Trust agreement.

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledges, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cook County, Illinois, viz:

LOT 21 IN WHYTECLIFFE SUBDIVISION-BEING A RESUBDIVISION OF PART OF LOT 2 IN SCHREINER'S SUBDIVISION AND A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor(s) hereby warrant that property herein described is not now nor has it ever been homestead property nor contiguous thereto.

Together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2005, easements, restrictions, and reservations of record.

Property Address: 756 Easton Lane, Elk Grove Village, IL 60007
PIN: 07-36-109-021-0000

This property transfer exempt in accordance with the provisions of 35/ILCS 200/31-45 (e).

Robert Mondo

Robert Mondo, Esq.
Attorney for Grantor

11-27-18
Date



Doc# 2220247083 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2022 11:57 AM PG: 1 OF 3

REAL ESTATE TRANSFER TAX

14-Jul-2022

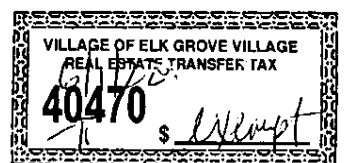


COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

07-36-109-021-0000

| 20220601643126 | 0-060-216-400

S ✓
P 3
S ✓
SC ✓
INT ✓



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In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witness:

Hetal

Ushma

Hetal Kamdar, Grantor

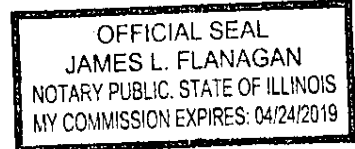
Ushma Shah, Grantor

State of Illinois)
) ss.
County of Cook)

On this date November 27, 2018, personally appeared before me, a notary public, Hetal Kamdar, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he/she executed the same.

4.24.19
My commission expires

[Signature]
Notary Public

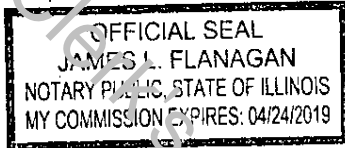


State of Illinois)
) ss.
County of Cook)

On this date November 27, 2018, personally appeared before me, a notary public, Ushma Shah, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument and acknowledged that he/she executed the same.

4.24.19
My commission expires

[Signature]
Notary Public



Send Future Tax Bills to:
Hetal Kamdar and Ushma Shah
756 Easton Lane
Elk Grove Village, IL 60007

Document Prepared by:
Robert Mondo, Esq.
P.O. Box 72668
Roselle, IL 60172
630-215-3676

Send Filed Deed To:
Robert Mondo
P.O. Box 72668
Roselle, IL 60172

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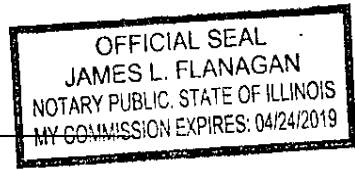
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated November 27, 2018 Signature: *Ushma*
Grantor

Subscribed and sworn to before me by the said Ushma Shah
this 27th day of November, 2018.

NOTARY PUBLIC *[Signature]*

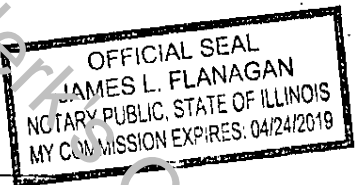


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date November 27, 2018, 2018 Signature: *Ushma*
Grantee

Subscribed and sworn to before me by the said Ushma Shah
this 27th day of November, 2018.

NOTARY PUBLIC *[Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)