

UNOFFICIAL COPY

Doc#: 2305429091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2023 12:15 PM Pg: 1 of 3
Dec ID 20230201651168

WARRANTY DEED IN TRUST

THE GRANTORS, Hari Om Arora and Pramilla H. Arora, husband and wife; of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, **CONVEY and WARRANT TO: Pramilla H. Arora and Anjulla A. Tolliver,** not individually but as co-trustees pursuant to the declaration of the **Arora Family Trust dated February 2, 2023,** and unto all and every successor or successors in trust under said trust agreement, of which **Hari Om Arora and Pramilla H. Arora** are the primary beneficiaries, said beneficial interests to be held as tenants by the entirety, of 435 W. Wood Street, Unit #308, Palatine, IL 60067, Grantees, all of their interest in the following described Real Estate in the County of Cook, in the State of Illinois:

PARCEL 1: UNIT 308A IN THE PRESERVE OF PALATINE CONDOMINIUMS IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 5, 2006, AS DOCUMENT NO. 0615634000, AND AMENDMENT NO. 1 RECORDED NOVEMBER 9, 2006, AS DOCUMENT NUMBER 0631316011, AND RE-RECORDED DECEMBER 12, 2006, AS DOCUMENT NUMBER 0634615002, AND AS FURTHER AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-80 AND G-76 AND STORAGE SPACE S-80 AND S-76.


Permanent Real Estate Index Number: 02-15-303-056-1074

Address of Real Estate: 435 W. Wood Street, Unit 308, Palatine, IL 60067

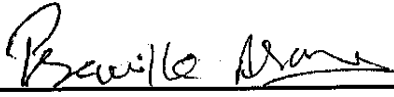
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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for 2022 and subsequent years.

Dated this 2nd day of February, 2023.



Hari Om Arora



Pramilla H. Arora

As Grantees, **Pramilla H. Arora and Anjulla A. Tolliver**, as co-trustees under the provisions of the **Arora Family Trust dated February 2, 2023** hereby acknowledge and accept this conveyance into the said trust.



Pramilla H. Arora, co-trustee

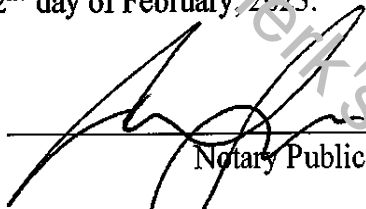


Anjulla A. Tolliver, co-trustee

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Hari Om Arora and Pramilla H. Arora** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 2nd day of February, 2023.



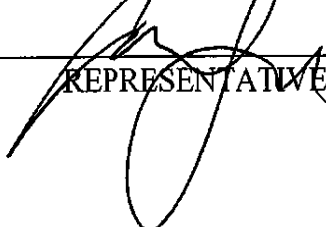


Notary Public

This instrument was prepared by and when recorded mail to: Drost Kivlahan McManon & O'Connor LLC, 11 South Dunton Ave, Arlington Heights, IL 60005

Send Subsequent Tax Bills to: Pramilla H. Arora and Anjulla A. Tolliver, Co-Trustees, 435 W. Wood Street, Unit 308, Palatine, IL 60067

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31/45 PROPERTY TAX CODE.

2/2/2023
DATE REPRESENTATIVE


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AFFIDAVIT

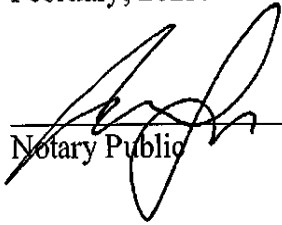
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of her knowledge, 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 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: February 2, 2023.

Signature: 
Agent

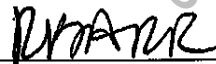
Subscribed and sworn to before me by the said Agent this 2nd day of February, 2023.


Notary Public

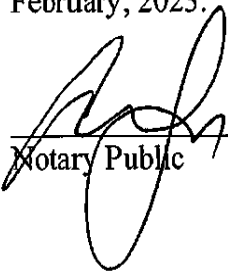


The grantee or his/her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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: February 2, 2023.

Signature: 
Agent

Subscribed and sworn to before me by the said Agent this 2nd day of February, 2023.


Notary Public

