

UNOFFICIAL COPY

TRUSTEE'S DEED

Chicago Title
23GSC09332LP



Doc# 2313708024 Fee \$88.00

2HSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2023 10:34 AM PG: 1 OF 3

This indenture made this 4th day of May, 2023 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 29th day of November, 2022 and known as Trust Number 8002390528 party of the first part, and

DHIMANT VISAFIA, a married man, and JIGAR B. PATEL, a married man, AS tenants in Common

Reserved for Recorder's Office

party of the second part,

whose address is :
1433 Eastgate Ln
Bartlett, IL 60103

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 115 HAZELNUT DRIVE, STREAMWOOD, IL 60107

Permanent Tax Number: 06-24-414-053-0000

together with the tenements and appurtenances thereunto belonging.

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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.



REAL ESTATE TRANSFER TAX

16-May-2023



COUNTY:	97.50
ILLINOIS:	195.00
TOTAL:	292.50

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

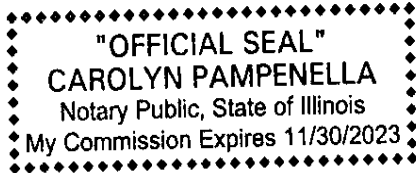
By: *Rachel Huitsing*
Rachel Huitsing – Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 4th day of May, 2023.



Carolyn Pampenella
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: DHimant Visarin
ADDRESS: 1433 EASTgate Lane
CITY STATE ZIP: Barlett, IL
60103

SEND SUBSEQUENT TAX BILLS TO:

NAME: DHimant Visaria
ADDRESS: 1433 EASTgate Lane
CITY STATE ZIP: BARLETT, IL 60103

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC693322LP

For APN/Parcel ID(s): 06-24-414-053-0000

PARCEL 1: LOT 11 IN BLOCK 20 IN STREAMWOOD GREEN UNIT THREE-B BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1987 AS DOCUMENT NUMBER 87486450, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 44.93 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 01 SECONDS EAST, A DISTANCE OF 57.92 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 06 SECONDS EAST, A DISTANCE OF 45.03 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11; THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 81.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 90.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE 59 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 11, DISTANCE OF 138.57 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JANUARY 13, 1992 AS DOCUMENT 92022427.