

UNOFFICIAL COPY

Doc# 2326333169 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2023 11:11 AM Pg: 1 of 3

TRUSTEE'S DEED Statutory (Illinois)

Dec ID 20230701679746
ST/CO Stamp 0-055-590-352 ST Tax \$260.00 CO Tax \$130.00

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The Grantors, Desislava Vukov and Lubomir Vukow, as co-trustees of The Alexander LV Trust Dated April 10, 2020, of Arlington Heights, IL, for and in consideration of Ten and no/100 (\$10.00) Dollars in hand paid, grant, bargain, sell, and convey to Gurpreet Kumar, grantee, 7311 Jasmin Drive, Hanover Park, IL 60133, the following described Real Estate situated in Cook County, IL:

AND SONIA RANI, HUSBAND WIFE, AS TENANTS IN THE ENTIRETY

SEE LEGAL DESCRIPTION ATTACHED TO THIS TRUSTEE'S DEED AS EXHIBIT "A" AND INCORPORATED HEREIN BY EXPRESS REFERENCE

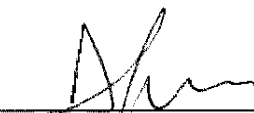
P.I.N. 06-24-414-059-0000, Vol. 061, Hanover Township

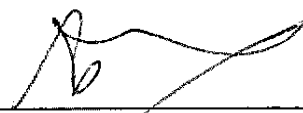
Address: 97 Hazelnut Drive, Streamwood, IL 60107

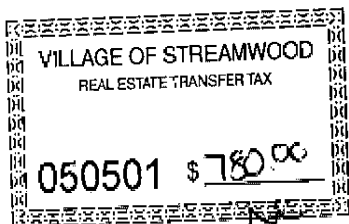
Subject to: 2022 (2nd installment) general real estate taxes and subsequent years real estate taxes, covenants, conditions, and restrictions of record.



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises in fee simple absolute.]

DATED this August 4, 2023.


Desislava Vukov, as trustee aforesaid


Lubomir Vukov, as trustee aforesaid



REAL ESTATE TRANSFER TAX		19-Sep-2023
	COUNTY:	130.00
	ILLINOIS:	260.00
	TOTAL:	390.00
06-24-414-059-0000		20230701679746 0-055-590-352

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State of Illinois, County of Lake/ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Desislava Vukov and Lubomir Vukow, as co-trustees of The Alexander LV Trust Dated April 10, 2020, 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 August 4, 2023.

Michael J Cozzi

Notary Public / Lake County, IL
Commission expires: 12-26-2026



THIS INSTRUMENT WAS PREPARED BY:

Michael J. Cozzi, Attorney at Law, 29 Woodridge Lane, Buffalo Grove, IL 60089
(847) 392-9030

After Recording, Mail To:

Gurpreet Kumar + SONIA RANI
97 Hazelnut Drive
Streamwood, IL 60107

Mail Tax Bills To:

Gurpreet Kumar + SONIA RANI
97 Hazelnut Drive
Streamwood, IL 60107

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LEGAL DESCRIPTION

THAT PART OF LOT 12 IN BLOCK 20 IN STREAMWOOD GREEN UNIT 3-B, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 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, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 45.18 FEET, THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST, A DISTANCE OF 62.51 FEET, THENCE NORTH 60 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 70.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12, THENCE NORTHEASTERLY ALONG SAID LOT 1, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 87 DEGREES 11 MINUTES 59 SECONDS EAST AND A LENGTH OF 7.02 FEET, AN ARC DISTANCE OF 7.03 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 71.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 115.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 139.92 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 45.18 FEET, THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST A DISTANCE OF 140.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE SOUTH 00 DEGREES 49 MINUTES 50 SECONDS WEST ALONG SAID EAST LOT LINE, A DISTANCE OF 44.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 139.92 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

The following is for informational purposes only:

Common Address: 97 Hazelnut Drive, Streamwood, IL 60107

Tax ID / Parcel No: 06-24-414-059-0000, Vol. 061, Hanover Township

Exhibit "A"