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Doc#: 2326446116 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2023 02:28 PM Pg: 1 of 4

Dec ID 20230801606056
ST/CO Stamp 1-524-612-560

WARRANTY DEED

Tax bills to/

AFTER RECORDING MAIL TO:

The Mohan Sebastian And Sara Mohan
Revocable Trust Agreement Dated May
18th, 2023
741 Kenmare Dr.,
Des Plaines, IL 60016

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

The Mohan Sebastian And Sara Mohan Revocable Trust Agreement Dated May 18th, 2023
741 Kenmare Dr.,
Des Plaines, IL 60016

THE GRANTOR: Mohan Sebastian and Sara Mohan, husband and wife, of 741 Kenmare Dr., Des Plaines, IL 60016, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to The Mohan Sebastian And Sara Mohan Revocable Trust Agreement Dated May 18th, 2023, of 741 Kenmare Dr., Des Plaines, IL 60016, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 741 Kenmare Dr., Des Plaines IL 60016
PIN: 03-36-308-080-0000

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 building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

Exempt deed or instrument
eligible for recordation
without payment of tax.

10/10 8/25/2023
City of Des Plaines

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The Land is described as follows:

Lot 148 in block 2 in Kennedy's Resubdivision of part of Kylemore Greens Subdivision, being a Subdivision of Lot 2 in the Northwest Water Commission Resubdivision of the Northwest Water Commission Subdivision document number 26578747 of the part of the west one half of Section 36, Township 42 North, Range 11, East of the third principal meridian, according to a plat thereof January 24, 1991 as document no. 91034312 and certificate of correction recorded January 31, 1991 as document no. 91046976 in Cook County, Illinois.

1. The Lien of Taxes and Assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate Survey and Inspection of the property;
3. All Covenants, Restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any Licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 12/20, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

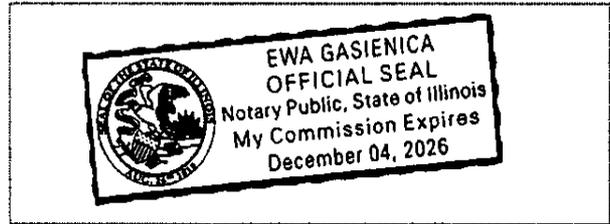
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): James Vedra

On this date of: 08 | 23 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 12, 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

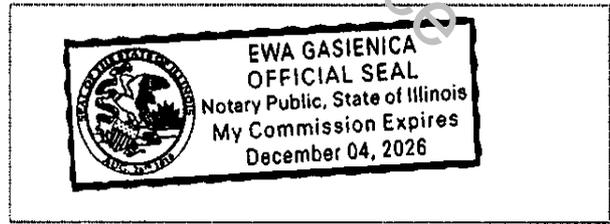
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Jimmy Vedra

On this date of: 08 | 23 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)