### **UNOFFICIAL COPY**

### WARRANTY DEED IN TRUST

THE GRANTOR(S),

Yogendra S. Dalal and Harsha Y. Dalal,

husband & wife,

of the city of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid.



Doc# 2400534002 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2024 09:25 AM PG: 1 OF 5

CONVEY(S) and WARRANT(S) to GRANTEE(S):

Yogend & S. Dalal and Harsha Y. Dalal, or their successors, as Co-Trustees of The Dalal Family Revocable Trust Dated December 19, 2023

all interest in the following described real estate situated in Cook County, State of Illinois:

#### SEE LEGAL DESCRIPTION AT TACHED

Permanent Index No.

02-01-200-061-0000

Property Address:

2322 Nichols

Arlington Heights, IL 60004

Dated December 19, 2023

\_\_\_\_\_

Dalal

Yogendra S. Dalal

Harsha Y. Dalal

This Deed is accepted by the Grantee(s), as Trustee(s), as aforesaid, pursuant to and in the expresse of the power and authority granted to and vested in it by the terms and provisions of said Trust above reactioned

Yogendra S. Dalal

Harsha Y. Dalal

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State of Illinois County of DuPage	)ss )
personally known to me to appeared before me this da instrument as their free an Given under my l	ry Public in and for said County and State, CERTIFY THAT <b>Yogendra S. Dalal</b> , to be the same person(s) whose name(s) are subscribed to the foregoing instrument, ay in person, and acknowledged that they signed, sealed and delivered the d voluntary act, for the uses and purposes therein set forth.  hand
	Notary Public  Notary
	Notary Public OFFICIAL SERVICE OF WITH
State of Olivois	Jss THOMAC STRIKES
County of DuPage	) ARY PULSE ON THE PROPERTY OF
	MOJ. COMPA
I, the undersigned a Notar	ry Public in and for said County and State, CERTIFY THAT Harshafy. Dalal,
appeared before me this 4	ay in person, and acknowledged that they signed, sealed and delivered the
instrument as their free ar	voluntary act, for the uses and purposes therein set forth.
Given under my l	hand 14/5, 20 27
	Notary Public
Name and address of Pre	eparer:
Thomas S. Brown Attorney at Law	CEAL.
340 St. Mihiel	OFFICIAL SEAL OFFICIAL SEAL OF
Winfield, II 60190	Notary Public  OFFICIAL SEAL  OFFICI
N4-41 4	TARY PUBLIC. EXPIRE
Mail to: Yogendra S. and Harsha Y	( Dalal
263 Bridlewood Court	
Schaumburg, Il 60173	
Name and address of Tax	
Name and address of Tax Yogendra S. and Harsha Y	
263 Bridlewood Court	0.
Schaumburg, Il 60173	$O_{\mathcal{K}_{\alpha}}$
	Exempt under provisions of Paragraph e Section 31-45. Property Tax Code
	$\frac{12/15, 2023}{\text{Representative}}$
	OFFICIAL SEAL OF
	OFFICIAL EROWN 1005
	THOM! AS STATE OF 10/25/201
	OFFICIAL SEAL OFFICIAL SEALWN THOM IS STATE OF ILLINOIS STATE OF THE STATE OF THE S

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### UNOFFICIAL COPY

#### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 1. TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN **DESCRIBED AS FOLLOWS:** 

BEGINNING AT A POINT 551.11 FEET NORTH AND 636.26 FEET WEST OF THE SOUTH EAST CORNER OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID EAST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS DESCRIPTION), THENCE NORTH 22 DEGREES 13 MINUTES 55 SECONDS WEST 46.0 FEET, TO A POINT 593.69 FEET NORTH AND 653.6 FEET WEST OF THE SOUTH EAST CORNER OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTH 22 DEGREES 46 MINUTES 05 SECONDS EAST, 9.25 FEET; THENCE NORTH 67 DEGREES, 46 MINUTES 05 SECONDS EAST, 9.63 FEET; THENCE NORTH 33 DEGREES 20 MINUTES 10 SECONDS EAST, 11.57 FEET; THENCE NORTH 67 DEGREES 46 MINUTES 05 ST.CONDS EAST, 25.0 FEET; THENCE SOUTH 22 DEGREES 13 MINUTES 55 SECONDS EAST, 71.75 FEET; THENCE SOUTH 67 DEGREES 46 MINUTES 05 SECONDS WEST, 25.0 FEET, THENCE NORTH 78 DEGREES 04 MINUTES 12 SECONDS WEST, 11.28 FEFT; THENCE SOUTH 67 DEGREES 46 MINUTES 05 SECONDS WEST, 10.04 FEET; THENCE NORTH 67 DEGREES 13 MINUTES 55 SECONDS WEST, 8.96 FEET TO THE POIN OF BEGINNING IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE LAND AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED AUGUST 18, 1977 AND RECORDED SEPTEMBER 23, 1977 AS DOCUMENT 2411967, AS SUPPLEMENTED BY DOCUMENT 24451586 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS. 7's Office

Permanent Index No. Property Address:

02-01-200-061-0000 2322 Nichols

Arlington Heights, IL 60004

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\$400 TO \$48 SO THE SHEAR HAR ALCONDITE CHEEF FROM STATE ON THE COMPLETE SOUT LE LA TOORNED OF SAME SOFTER HERT GEOFERS GROUPS GART SAFT IN できまり、TROMはTAILのはAIDできたわりとかり、他は、生死はTROはTROはMACに対すないを紹介すいたた。 CHIEF OF HARD CASH, THE BUTCHER AS WAS THE BUTCHERS OF HU HURGES AND PERMITTED AS A CONTRACT OF THE PROPERTY OF THE STANDARD OF THE PROPERTY OF क्रिया अध्यक्षित स्वयान्त वस्त्र वस्त्र स्वयान्त स्वयान्त प्रशास्त्र वस्त्र प्रकृति । स्वयान्त्र स्वयान्त्र स् OCCUPATE A PAGOR VELOUGES SERVICE STATES TO A CONTROL OF A SERVICE AND A MY SHIRLD ALDING OF TEASTER I TURKLOF AND ALTICO A LIKE STERLING IN STRUCK IN AND A STANDARD CONTROL OF THE SECOND OF SECOND CONTROL OF SECOND CAPPA A COLOR BATTLE SEEK AS ABOUTTEN BESTECONOUS CONTRACTA THE NCE NOTE DEFINE BY AND THE BEST OF STATES AND SECTION OF THE SECTION O and the agent of religious significance in the artificial function of the contract that promises a sentenciar de la conserva de la composição de la coloridad presentada BURGAR OBSETTION AND LOSSES TO BE AND A PROPERTY OF A 27) 1606 (b) 277977 (a 47) 1.52 4.47, 31, 373, 340; 11, 22.48 (c); 22.48 (c); 22.48 (c); 23.49 (c); 24.47 (c); ender of the town to the company and the property of the term of the property of the value of the property of SECOND DESTINATION OF THE POINT OF BESCHWARD IN CODE COST, IT ILLIANS

PARCES 25

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# **UNOFFICIAL COPY**

### PLAT ACT AFFIDAVIT

Stat	e of Illinois		
	<b>}</b> ss.		
Cou	nty of Dipne		
at <u>á</u>	resider S. Dolo , being duly sworn on oath, states that he resider see following reasons:		
ري)	Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR -		
	the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959		
2.	The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.		
3.	The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.		
4.	The sale or exchange or parcels or fund between owners of adjoining and contiguous land.		
5.	The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or eas imports of access.		
6.	The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.		
7.	The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.		
8.	Conveyances made to correct descriptions in prior conveyances.		
9.	The sale or exchange of parcels or tracts of land existing on the date of the amenda ory Act into no more than two parts and not involving any new streets or easements of access.		
10.	The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an initio's registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger fract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.		
CIRCL	E THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.		
	It further state that makes this affidavit for the purpose of inducing the Clerk's Office of Cook County is, to accept the attached deed for recording.		
SUBS	CRIBED and SWORN to before me		
this	12 day of 19, 20 23. OFFICIAL SEAL OFFICIAL		
	OFFICIAL SEAVEN  OFFICIAL SEAVEN  THOMAS S BROWN  THOMAS S BROWN  OFFICIAL SEAVEN  THOMAS S BROWN  THOMAS S BR		

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## **UNOFFICIAL COPY**

### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, pt. 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 natral person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold the 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 interest the laws of the State of Illinois.

or political for the second of	radan a distributed the content earther in littings, a
partnership authorized to do business or acquire and hold title to	real estate in Illimis, or another entity recognized
as a person and authorized to do business or acquire and hold ti	itle to real estate inder the laws of the State of Illinois.
DATED: /2 /9 , 20 27	SIGNATURE: ACLYDO
	GRANTOR or AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by	the NOTARY who witesses the GRANTOR signature.
Subscribed and so orn to before me, Name of Notary Public	
By the said (Name of Granton:	AFFIX NOTARY STAMP BELOW
On this date of: 12 17 1, 20 2.7	
NOTARY SIGNATURE:	OFFICIAL SEAL OFFICIAL SEAL THOMAS S BROWN THOMAS STATE OF ILLINOIS TO U.C. STATE OF ILLINOIS
	CFFILIAS BROWN THON'AS S BROWN THOM'S S BROWN THOM'S S BROWN THOM S BROWN THE S BROWN THOM S BROWN THOM S BROWN THOM S BROWN THOM S BROWN THE S BROWN
GRANTEE SECTION	
The <b>GRANTEE</b> or her/his agent affirms and verifies that the i ar	ne of the GRANTEE shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural person	on Allinois 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 reco	gnized as a personand authorized to do business or
acquire and hold title to real estate under the laws of the State of	of Illinois.
DATED: /2 /5 .2027	SIGNATURE: 1000
•	GRANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed to	by the NOTARY who witesses the GRANTEZ signature.
Subscribed and swom to before me, Name of Notary Public	°
By the said (Name of Grantee):	AFFIX NOTARY STAMP DELUW
On this date of: 12   15  , 20 2~	OFFICIAL SEAL OFFICIAL SEAL
NOTARY SIGNATURE:	THOMAS S BROWN THOMAS S BROWN NOTARY PUBLIC, STATE OF ILLINOIS NY COMMISSION EXPIRES: 10/25/2025
	MY COMMISSION -

### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who mowingly 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Ilimois if exempt under provisions of the Illinois Real Estate Transfer Act: (35ILCS 200/Art. 31)

rev. on 10.17,2016