

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



2400534002

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):

Yogendra 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:

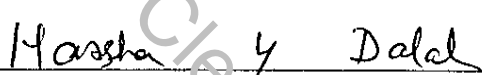
SEE LEGAL DESCRIPTION ATTACHED

Permanent Index No. 02-01-200-061-0000
Property Address: 2322 Nichols
Arlington Heights, IL 60004

Dated December 19, 2023



Yogendra S. Dalal

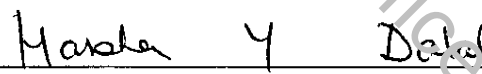


Harsha Y. Dalal

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



Yogendra S. Dalal



Harsha Y. Dalal

REAL ESTATE TRANSFER TAX

05-Jan-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-01-200-061-0000

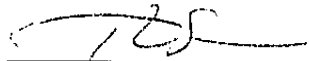
| 20240101608163 | 0-137-553-968

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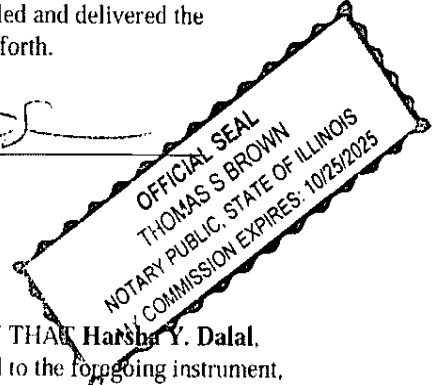
State of Illinois)ss
County of DuPage)

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT **Yogendra S. Dalal**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand 12/19, 2023.




Notary Public



State of Illinois)ss
County of DuPage)

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT **Harsha Y. Dalal**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand 12/19, 2023.



Notary Public

Name and address of Preparer:

Thomas S. Brown
Attorney at Law
340 St. Mihiel
Winfield, IL 60190

Mail to:

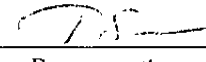
Yogendra S. and Harsha Y. Dalal
263 Bridlewood Court
Schaumburg, IL 60173

Name and address of Taxpayer/Grantee:

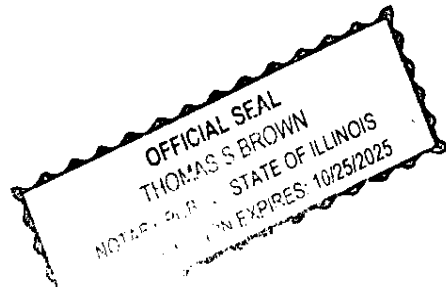
Yogendra S. and Harsha Y. Dalal
263 Bridlewood Court
Schaumburg, IL 60173



Exempt under provisions of Paragraph e
Section 31-45. Property Tax Code

12/19, 2023 

Representative



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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 SECONDS 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 FEET; 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 POINT 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.

Permanent Index No.	02-01-200-061-0000
Property Address:	2322 Nichols Arlington Heights, IL 60004

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LEGAL DESCRIPTION

Page 4 of 6

THE PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 12 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WASHINGTON, STATE OF MONTANA, AS SHOWN ON THE ATTACHED MAP.

THE PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 12 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WASHINGTON, STATE OF MONTANA, AS SHOWN ON THE ATTACHED MAP. THE PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 12 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WASHINGTON, STATE OF MONTANA, AS SHOWN ON THE ATTACHED MAP. THE PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 12 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WASHINGTON, STATE OF MONTANA, AS SHOWN ON THE ATTACHED MAP.

Page 4 of 6

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Montana State Land Office
2025-01-15
1000 Bank Building
Helena, MT 59601

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PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of DuPage

Yojendra S. Dalal, being duly sworn on oath, states that he resides at 263 Briarwood, Schaumburg, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. 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 of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements 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 amendatory 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 Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract 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. 80-518, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

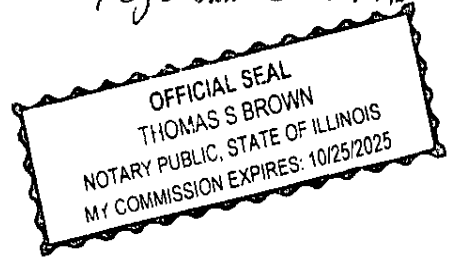
Affiant further state that he makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Yojendra S. Dalal

SUBSCRIBED and SWORN to before me

this 12 day of 19, 2023.

785



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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 | 19 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

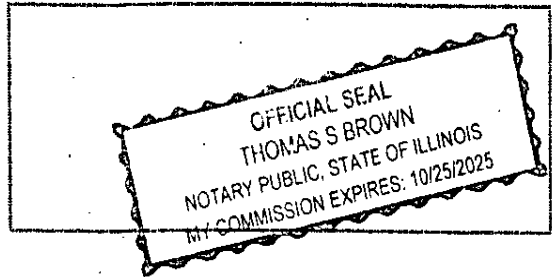
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): [Signature]

On this date of: 12 | 19 | 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 | 19 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

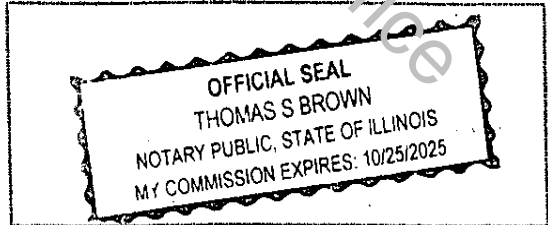
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): [Signature]

On this date of: 12 | 19 | 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: (35ILCS 200/Art. 31)