

# UNOFFICIAL COPY

This instrument prepared by:  
Galanopoulos & Galgan  
Dean G. Galanopoulos  
340 W. Butterfield Road, Suite 1A  
Elmhurst, IL 60126

Doc# .2408802012 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/28/2024 9:33 AM Pg: 1 of 2

Mail future tax bills to:  
Harsh Gandhi and Riddhi Gandhi  
99 E. Wilmette Ave.  
Palatine, IL 60067

Dec ID 20240301655714  
ST/Co Stamp 1-711-822-384 ST Tax \$875.00 CO Tax \$437.50

Mail this recorded instrument to:  
Frederic C. Goodwill, II  
P.O. Box 6310  
Evanston, IL 60204

## TRUSTEE'S DEED – TENANTS BY THE ENTIRETY

This Indenture, made this 9<sup>th</sup> day of March, 2024, between William J. Bradshaw and Sylvia M. Bradshaw, as Trustees of the Bradshaw Family Joint Declaration of Trust dated November 21, 2005, of the Village of Palatine, State of Illinois, party of the first part, and Harsh Gandhi and Riddhi Gandhi, husband and wife, not as tenants in common or as joint tenants but as tenants by the entirety, of 1253 Tamarack Dr. Bartlett, Illinois 60103, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

LOT 4 IN CAPITAL AT WILMETTE SUBDIVISION, BEING A RESUBDIVISION OF CERTAIN LOTS IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 2, IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2001 AS DOCUMENT 0010865859, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-26-104-022-0000

Property Address: 99 E. Wilmette Ave., Palatine, IL 60067

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2023 2nd Installment and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behoof 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

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## Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

*William J. Bradshaw*  
\_\_\_\_\_

William J. Bradshaw, as Trustee

*Sylvia M. Bradshaw*  
\_\_\_\_\_

Sylvia M. Bradshaw, as Trustee

STATE OF ILLINOIS

COUNTY OF *DuPage*

)  
) SS  
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that William J. Bradshaw and Sylvia M. Bradshaw, as Trustees of the Bradshaw Family Joint Declaration of Trust dated November 21, 2005, as Trustees aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trustees, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 9<sup>th</sup> day of March, 2024.

*Victoria Wankat*  
\_\_\_\_\_

Notary Public

