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PTC24-21209 1481

WARRANTY DEED

AFTER RECORDING MAIL TO:

John T Clery, P.C
4618 Forest Edge Lane
Long Grove, IL 60047

MAIL REAL ESTATE TAX BILL TO:

Sunil Modi and Rajeshwari Modi
1180 Bloomfield Drive
Streamwood, IL 60107

Doc#: 2411720322 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/26/2024 4:20 PM Pg: 1 of 2

Dec ID 20240401677039
ST/Co Stamp 0-530-723-120 ST Tax \$589.00 CO Tax \$294.50



THE GRANTOR(S): Yang Xu and Michelle M. Lu, a married couple, of the City of Bloomingdale, State of Illinois, 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 Sunil Modi and Rajeshwari Modi, Co-Trustees of Sunil Modi and Rajeshwari Modi Trust dated June 21, 2022 to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 4 IN THE SUNCREST III SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 2003 AS DOCUMENT NO. 0320410042, IN THE VILLAGE OF STREAMWOOD, IN COOK COUNTY, ILLINOIS.

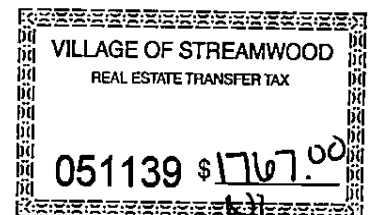
Commonly known as: 1180 Bloomfield Drive, Streamwood, IL 60107
PIN: 06-27-100-015-0000

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; Building lines and easements; General real estate taxes for the year 2023 and subsequent years.

REAL ESTATE TRANSFER TAX		23-Apr-2024
	COUNTY:	294.50
	ILLINOIS:	589.00
	TOTAL:	883.50

06-27-100-015-0000 | 20240401677039 | 0-530-723-120



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DATED this 10 day of april, 2024.

Yang Xu

Michelle M. Lu

STATE OF ILL)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Yang Xu and Michelle M. Lu, 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 individually acknowledged that they signed 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 10 day of april, 2024.

Catherine M. Rose
Notary Public

NAME AND ADDRESS OF PREPARER:
Andrew Pearson
AJP Law Firm, LLC
411 E. Business Center Drive, Suite 108
Mount Prospect, IL 60056

