

# UNOFFICIAL COPY

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Doc# 2412302109 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/2/2024 10:05 AM Pg: 1 of 5

Dec ID 20240401690481

ST/Co Stamp 1-479-952-688 ST Tax \$645.00 CO Tax \$322.50  
City Stamp 1-006-848-304 City Tax \$6,772.50

## TRUSTEE'S DEED

## INDIVIDUALLY

## ILLINOIS STATUTORY

THE GRANTORS, NADIA JESUTHASAN and DANIEL JESUTHASAN, as Co-Trustees of THE JESUTHASAN IRREVOCABLE FAMILY TRUST DATED OCTOBER 3, 2022 of the City of Chicago County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, CONVEYS and WARRANTS to:

NADEEM BANDEALY, ANJANI KAPADIA and GEETHA BANDEALY,

As Joint Tenants all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

-SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF-

**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; terms and provisions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration or amendments thereto; party wall rights and agreements, limitations and conditions imposed by the Governing Law; installments due after the date of Closing and general real estate taxes not due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exempt on Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-22-110-125-1047 and 17-22-110-125-1651

Address(es) of Real Estate: 1235 S. PRAIRIE AVE., UNIT 1004 & GU 365, CHICAGO, IL 60605

Dated this 28<sup>th</sup> day of March, 2024

Chicago Title  
24LS04649NA  
1/2



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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

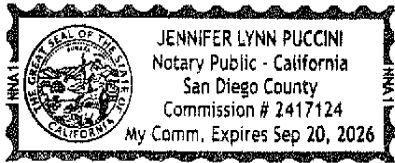
State of California

County of San Diego }

On March 28/2024 before me, Jennifer Lynn Puccini - Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Nadia Josuthasan  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Lynn Puccini  
Signature of Notary Public

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: trustee's deed

Document Date: 3/28/24 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: Nadia Josuthasan

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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*Prepared By:*

JAKUBCO RICHARDS & JAKUBCO P.C.  
2224 WEST IRVING PARK ROAD  
CHICAGO, ILLINOIS 60618

*Mail To:*

Nadzeem Bantalew & Anyam Kazadia

1235 S RAIRIE AVE, UNIT 1004

CHICAGO, IL 60605

*Name & Address of Taxpayer:*

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 24LS04649NA

For APN/Parcel ID(s): 17-22-110-125-1047 and 17-22-110-125-1651

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PARCEL 1:

UNIT NOS. 1004, AND GU-365 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE TOWER RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532041, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-47, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0613532041.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT 00570791 AND AMENDMENT RECORDED APRIL 24, 2002 AS DOCUMENT 0020470285.

Clerk's Office