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Trustee's Deed

ILLINOIS

Doc#, 2412920376 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/8/2024 12:20 PM Pg: 1 of 3

Dec ID 20240401686395 ST/Co Stamp 1-881-643-312 ST Tax \$404.50 CO Tax \$202.25

Above Space for Recorder's Use Only This AGREEMENT between Jyotsna Patel as trustee of the Jyotsna Patel Living Trust Dated December 29, 2017, Grantor, of the Village of Streamwood, County of Cook, State of Illinois and Grantees, Devraj Navadia and Nita Navadia asterious of Lecutive of Illinois, WITNESSES: The Grantor in consideration of the sum of TEN and 00/100 DOLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby CONVEYS and QUITCLAIMS unto the Grantees in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.) together with the tenegrants, hereditament and appurtenances thereunto belonging or in any wise appertaining. SUBJECT TO: General taxes for and Jobsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(3): 36-22-107-036-0000 * Devrajbhai Address(es) of Real Estate: 25 Emerald Drive, Streamwood, IL 60107 The date of this deed of conveyance is April (11) 3024 Of Coun. (SEAL) as Trustee as aforesaid State of Illinois)) ss. County of Cook) I, the undersigned, a Notary Public in and for said County, in the State aforesa 4, DO HEREBY CERTIFY that Jyotsna Patel as trustee of the Jyotsna Patel Living Trust Dated December 29, 2017, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as its free and voluntary act, as such trustee, for the uses and purposes berein set forth. TRACY A GUNDERSON xx band and official seal 4/19 🗗 نمظ مفد N**OTARY P**UBLIC © By FNTIC 2010

FIDELITY NATIONAL TITLE SC24005542

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LEGAL DESCRIPTION

For the premises commonly known as: 25 Emerald Drive, Streamwood, IL 60107

Legal Description:

LOT 88 IN EMERALD HILLS PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1996 AS DOCUMENT 96436786, IN COOK COUNTY, ILLINOIS.

Carantee Adeliness

This instrument was prepared by Law Offices of CK & Associates, LLC 8930 Waukegan Rd., Ste. 210 Morton Grove, IL 60053 Send subsequent tax bills to Devraj Navadia 25 Emerald Drive Streamwood, IL 60107 Recorder-mail recorded document to:

age 2

*Oevrajbhai

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REAL ESTATE TRANSFER TAX

08-May-2024





202.25 COUNTY: **ILLINOIS:** 404.50 TOTAL: 606.75

06-22-107-036-0000

20240401686395 | 1-881-643-312

Property of Cook County Clark's Office