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TRUSTEE'S DEED
ILLINOIS STATUTORY

Doc#: 2413528144 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/14/2024 11:39 AM Pg: 1 of 4

Dec ID 20240501695918
ST/Co Stamp 0-046-266-872 ST Tax \$868.00 CO Tax \$434.00

FIRST AMERICAN TITLE
FILE # AF1042799

Preparer File: Gumma
FATIC No.: AF1042799

THE GRANTOR(S), FRANK GUMMA, as Trustee of the FRANK GUMMA REVOCABLE TRUST dated July 14, 1997, as amended, of the City of Estero, County of Lee, State of FL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Sabhiuddin Siddiqui and Aleena Zafar, husband and wife, as tenants by the entirety, with the common law rights of survivorship, of the Village of Mount Prospect, County of Cook, 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; Private, public and utility easements and roads and highways; Installments not due at the date hereof of any special tax or assessment for X; General taxes for the year 2023 2nd Installment, 2024 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 07-23-204-013-0000

Address(es) of Real Estate: 1252 Montclair Place
Schaumburg, Illinois 60173

Dated this 1ST day of May, 2024.

By: Frank Gumma
FRANK GUMMA REVOCABLE TRUST
dated July 14, 1997, as amended.



First American
Title Insurance Company

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STATE OF Fl, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT , 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 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 1 day of May, 2024.



RANDI BENGE
Commission # HH 490362
Expires April 5, 2028

Randi Bengé
Notary Public

Prepared by:
Robert M. Kaplan
1535 West Schaumburg Road Suite 204
Schaumburg, IL 60194

Mail to:
Ben Weaver, Esq.
1834 Walden Office Square, Ste. 460
Schaumburg, IL 60173

Name and Address of Taxpayer:
Sabhiuddin Siddiqui
1252 Montclair Place
Schaumburg, IL 60173

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Exhibit "A" – Legal Description

LOT 131 IN PARK ST. CLAIRE UNIT 2A, BEING A RESUBDIVISION OF OUTLOTS S, T, U, V AND W IN PARK ST. CLAIRE UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID RESUBDIVISION DECEMBER 15, 1992 AS DOCUMENT 92944812, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



UNOFFICIAL COPY**VILLAGE OF SCHAUMBURG**
PROGRESS THROUGH THOUGHTFUL PLANNING**Stamp Number:** 50471
Issued: 04/26/2024
Status: PAID**ELECTRONIC TRANSFER STAMP**

This transfer stamp is issued:

To	Frank Gumma, as Trustee of the Frank Gumma Revocable Trust	As Seller
For	1252 Montclair Place	As Property Address
Bearing	07-23-204-013-0000	As PIN
With payments for	Transfer Stamp Fee	\$868.00
	Water Bill Balance Due	\$154.00
	Total Due:	\$1,022.00

Please include this transfer stamp with your documentation to file with Cook County
See Cook County Recording Information at <http://www.cookcountyclerk.gov/recordings>



Paid	\$1,022.00
Date:	04/26/2024
Status:	PAID
Stamp Number:	50471

Application and Payment Details<https://dmzappsrv1.schaumburg.com/TransferStamps/Application/H0RSW7W3DPOKP5V>

Village of Schaumburg - Finance Department
101 Schaumburg Ct, Schaumburg IL 60193-1899

If you have any questions, please call Finance Collectors at 847-895-4500 or email
financecollectors@schaumburg.com.