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**TRUSTEE'S DEED
(ILLINOIS)**

Doc#: 2417618123 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/24/2024 3:30 PM Pg: 1 of 2

Dec ID 20240601624360
ST/Co Stamp 1-943-929-648 ST Tax \$727.50 CO Tax \$363.75

Property of Cook County Clerk's Office

THE GRANTORS **BHASKAR PEDDHAPATI AS TRUSTEE UNDER THE PROVISIONS OF THE TRUST DATED OCTOBER 22, 2018 AND KNOWN AS THE BHASKAR PEDDHAPATI AND BHANULATHA VELAGAPUDI AND TRUST NUMBER 1**, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to **ISHWAR PATEL AND SHITAL PATEL** at 9081 Terrace Pl, Des Plaines, IL 60016, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all interest in the following described real estate commonly known as 5 Acadia Court, Streamwood, IL 60107, and legally known as:

Legal Description:

LOT 71 IN BUCKINGHAM WOODS, BEING A SUBDIVISION OF PART OF SECTIONS 21 AND 28 IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 2004 AS DOCUMENT 0428044034 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 06-21-305-016-0000

Subject, however, 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; and general real estate taxes not yet due and payable at the time of Closing.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold 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. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof

VILLAGE OF STREAMWOOD
REAL ESTATE TRANSFER TAX
051273 \$ 2184.00
CS

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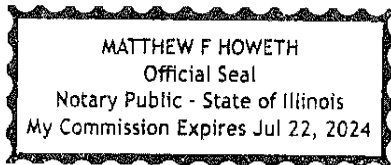
Dated this 13 of June, 2024

Bhaskar Peddhapati
Bhaskar Peddhapati, Trustee

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bhaskar Peddhapati 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 acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of herestead.

Given under my hand and notarial seal, this 13 of JUNE, 2024



Matthew F Howeth
Notary Public

THIS INSTRUMENT PREPARED BY
Matthew Howeth
Howeth Law LLC
1580 S. Milwaukee Ave., Suite 302
Libertyville, IL 60048

MAIL TO:
MHS Law LLC
770 Skokie Boulevard
Unit 213
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:
Ishwar Patel and Shital Patel
5 Acadia Court
Streamwood, IL 60107

Property of Cook County Clerk's Office