

Warranty Deed

(Individual to Individual)  
State of Illinois )

) ss  
County of Cook)

Grantor:

Jyoti S. Bhardwaj and Neelam Bhardwaj, his wife  
P.O. Box 463  
Bloomington IL 60108

Conveys and Warrants to the Grantee:

Blair Sandberg  
512 Tower Place Fox River Grove IL 60021

UNOFFICIAL COPY



Doc#: 0612402039 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/04/2006 08:04 AM Pg: 1 of 2

In Consideration of the Sum of TEN Dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby warrant, grant and convey to the aforementioned grantee, in fee simple absolute, the following described real estate in the Village of Palatine, County of Cook, State of Illinois, to wit:

Parcel 1

Unit 19-3A, in Pine Creek Condominium, as delineated on a plat of survey of the following described real estate:

Lots 1 to 35 and out lots "A", "B" and "C", in the Nursery Plat of Planned Unit Development in the Southeast 1/4 of Section 2, Township 42 North, Range 10, also a part of the Northwest 1/4 of the Southeast 1/4 of Section 2 aforesaid, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership of Pine Creek Condominium, recorded as Document 25781564, together with an undivided percentage interest in the common elements.

Parcel 2

Easements appurtenant to and for the benefit of Parcel 1 over Out-Lots "B" and "C" as defined and set forth in the declaration of Covenants, Restrictions and Easements, dated June 15, 1978 and Recorded June 26, 1978, as Document 24507143 and as created by deed recorded 25716842 for ingress and egress.

Parcel 3

Easements appurtenant to and for the benefit of Parcel 1 over Out-lots "A" and "B" as set forth in the declaration of covenants, conditions, easements and restrictions for the Pine Creek Homeowners Association, recorded February 20, 1981, as Document 25781563, for ingress and egress, all in Cook County, Illinois.

Common address: 454 E. Spruce, Unit 3A Palatine IL 60074  
Permanent Real Estate Tax No. 02-02-400-061-1155 Vol. 148

FIRST AMERICAN TITLE

1377 000

Subject to 2005 and subsequent real estate taxes and releasing all rights under and by virtue of the Homestead Laws of the State of Illinois.

Dated this 13<sup>th</sup> day of April 2006

Jyoti S. Bhardwaj  
Jyoti S. Bhardwaj, Grantor

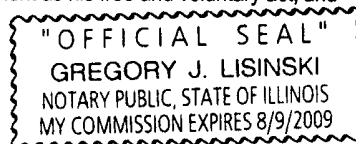
Neelam Bhardwaj  
Neelam Bhardwaj, Grantor

State of Illinois  
County of Cook

I Gregory J. Lisinski being a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that the person who appeared before me, is the same person known to me and that he has executed this instrument as his free and voluntary act, and that he executed the same in my presence.

Given this 13<sup>th</sup> day of April, 2006

Notary Public



Mail To:

Blair Sandberg  
512 Tower Place  
Fox River Grove, IL 60021


Send Tax Bills to:


Blair Sandberg  
512 Tower Place  
Fox River Grove, IL 60021

2/9

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Property of Cook County Clerk's Office

STATE TAX	<b>STATE OF ILLINOIS</b>	# 0000025987	<b>REAL ESTATE TRANSFER TAX</b>
	 <b>MAY. -2.06</b>		00115.00
	<b>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</b>		<b>FP 103027</b>

COUNTY TAX	<b>COOK COUNTY REAL ESTATE TRANSACTION TAX</b>	# 0000026188	<b>REAL ESTATE TRANSFER TAX</b>
	 <b>MAY. -2.06</b>		00057.50
	<b>REVENUE STAMP</b>		<b>FP 103028</b>