

UNOFFICIAL COPY

Warranty Deed

(Individual to Individual)
State of Illinois)
) ss
County of Cook)



Grantor:

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

Doc#: 1107040095 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/11/2011 02:41 PM Pg: 1 of 3

Conveys and Warrants to the Grantee:

Nichols Partners, LLC
6650 North Northwest Highway
Suite 300
Chicago, Illinois, 60637

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 Arlington Heights, County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address of Real Estate: 2284 Nichols, Arlington Heights, IL 60004
Permanent Real Estate Tax No. 02-01-200-027-0000 Vol. 148

Subject to: General Taxes for 2010 and subsequent years, building lines and building restrictions of record, zoning, building laws and ordinances; private, public and utility easements; public roads and highways, covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through the Grantee; **TO HAVE AND HOLD SAID PREMISES FOREVER.**

IN WITNESS WHEREOF, Seller has Signed and dated, this 25 Day of February, 2011.

Jyoti Bhardwaj

Attest:

Neelam Bhardwaj

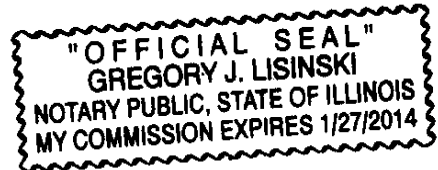
Fat # 2148573
10fd

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 persons who appeared before me, are the same persons known to me and that they have executed this instrument as their free and voluntary act, and that they executed the same in my presence.

Given this 25 day of February, 2011

Notary Public



Instrument Prepared by: Gregory J. Lisinski 2100 Greenleaf Street, Evanston, IL 60202

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAR. -3.11
 000017280 #
 REAL ESTATE TRANSFER TAX
 00407.00
 FP 103027

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAR. -3.11
 000017291 #
 REAL ESTATE TRANSFER TAX
 00203.50
 FP 103028

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAR. -3.11
 COUNTY TAX
 REVENUE STAMP

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOW: BEGINNING AT A POINT 906.76 FEET NORTH AND 392.06 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (SAID EAST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 05 DEGREES 46 MINUTES 28 SECONDS WEST, 11.59 FEET; THENCE SOUTH 16 DEGREES 58 MINUTES 38 SECONDS EAST, 9.42 FEET; THENCE SOUTH 16 DEGREES 54 MINUTES 30 SECONDS WEST, 9.40 FEET; THENCE SOUTH 62 DEGREES 00 MINUTES 00 SECONDS WEST, 58.67 FEET; THENCE NORTH 28 DEGREES 00 MINUTES 00 SECONDS WEST, 35.32 FEET; TO A POINT, 881.35 FEET NORTH AND 459.79 FEET WEST OF THE SOUTHEAST CORNER OF SAID LINE THEREOF, AND ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTH, 17 DEGREES 14 MINUTES 20 SECONDS EAST, 9.23 FEET; THENCE NORTH, 62 DEGREES 01 MINUTES 22 SECONDS EAST, 4.56 FEET; THENCE NORTH, 05 DEGREES 58 MINUTES 33 SECONDS EAST, 11.06 FEET; THENCE NORTH, 62 DEGREES 00 MINUTES 00 SECONDS EAST, 54.46 FEET; THENCE SOUTH, 28 DEGREES 00 MINUTES 00 SECONDS EAST, 25 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED AUGUST 18, 1977 AND RECORDED SEPTEMBER 23, 1977 AS DOCUMENT NO. 24119679 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 49107 TO EILEEN L. WEISBROD, DATED SEPTEMBER 20, 1978 AND RECORDED OCTOBER 12, 1978 AS DOCUMENT NO. 24667186 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 2284 Nichols, Arlington Heights, IL 60004
Permanent Real Estate Tax No. 02-01-200-027-0000 Vol. 148

After Recording mail to
Nichols Partners LLC
6650 N. Northwest Hwy
Chicago IL 60631

Send Tax Bills To:
Nichols Partners LLC
6650 N. Northwest Hwy
Chicago IL 60631