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TITLE
2234524



WARRANTY DEED STATUTORY (Illinois)

Doc#: 1206704180 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2012 01:50 PM Pg: 1 of 4

Mail to:
Kashyap V. Trivedi
Attorney at Law
1345 Wiley Road, Suite 112
Schaumburg, IL 60173

Name & address of taxpayer:
Chrysa Lynn Beck
1737 West Orchard Road Place
Arlington Heights, IL 60005

THE GRANTOR(S) Niraj Patel, of 1737 West Orchard Place, of the City of Arlington Heights, County of Cook, State of Illinois for and in consideration of TEN and 00/100ths DOLLARS, and other good and valuable considerations in hand paid,

CONVEYS AND WARRANTS to the GRANTEE (S) Chrysa Lynn Beck, an ~~un~~married person, of 839 S. Dwyer Avenue, Unit A, of the City of Arlington Heights, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to the general real estate taxes for 2011 and subsequent years; special assessments confirmed after this contract date, building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities.

Permanent Index Number: 03-31-310-010-1079 Vol. 0234

Property Address: 1737 West Orchard Place, Arlington Heights, IL 60005


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P 3
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INT Q.H.

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Property of [Redacted] County Clerk's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAR.-2.12


STATE TAX



00001517 #
 REAL ESTATE TRANSFER TAX
 00165.10
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAR.-2.12

COUNTY TAX



REVENUE STAMP

00001502 #
 REAL ESTATE TRANSFER TAX
 00082.50
 FP 103028

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WARRANTY DEED STATUTORY (Illinois)

Dated this 24th day of February 2012

Niraj Patel
Niraj Patel

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Niraj Patel, known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 24th day of February 2012

Heather Hughes
Notary Public



NAME AND ADDRESS OF PREPARER:

Michael R. Herbert
Attorney at Law
Herbert & Eckburg, LLP
220 S. Westlawn Avenue
Aurora, Illinois 60506
(630) 844-1257

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 1737D IN ST. JAMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN ST. JAMES RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1987 AS DOCUMENT 87677622 AND RE-RECORDED JULY 13, 1988 AS DOCUMENT 8308488, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY HARRIS BANK HINSDALE AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 2, 1987 AND KNOWN AS TRUST NUMBER L-1555 RECORDED JULY 14, 1988 AS DOCUMENT 88310214, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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