

# UNOFFICIAL COPY



After Recording Return to:  
UNITED LENDER SERVICES CORP.  
Attn: DONNIE KOMOROSKI  
2000 CLIFF MINE RD. #610  
PITTSBURGH, PA 15275  
File No. 16516

Doc#: 1208217032 Fee: \$76.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/22/2012 01:12 PM Pg: 1 of 6

Name & Address of Taxpayer:  
AMRITPAL S. SANGHA AND PERMIJIT K. SANGHA  
1440 MARION STREET  
SCHAUMBURG, IL 60193

Tax ID No.:  
06-36-313-043-1033

## SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 10 day of February, 2012, by and between JASON M. GALLOWAY, A SINGLE MAN, of 2290 BREEZEWOOD TERRACE, UNIT 16, HANOVER PARK, IL, 60133 hereinafter referred to as Grantor(s) and AMRITPAL S. SANGHA AND PERMIJIT K. SANGHA, HUSBAND AND WIFE, of 1440 MARION STREET, SCHAUMBURG, IL 60193, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TWENTY-SEVEN THOUSAND AND 00/100 (\$27,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

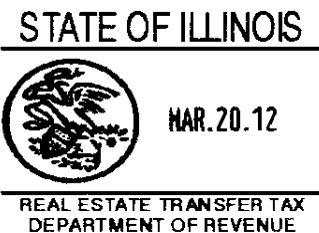
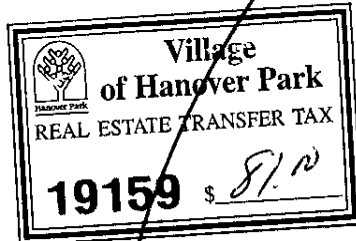
Prior instrument reference: INSTRUMENT NUMBER 070667013, Recorded: 03/07/2007

TO HAVE AND TO HOLD the lot or parcel above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

REAL ESTATE TRANSFER TAX	00013.50	FP 103042
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0000008476 #



REAL ESTATE TRANSFER TAX	00027.00	FP 103037
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# 0000008476

S N  
P 6  
S H  
M N  
SC Y  
E Y  
INT 97

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Assessor's parcel No. 06-36-313-043-1033

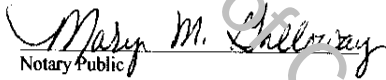
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

  
JASON M. GALLOWAY

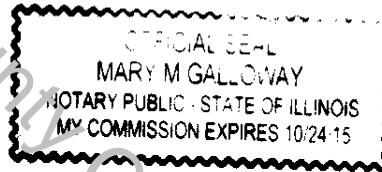
STATE OF  
COUNTY OF

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jason M. Galloway is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 7th day of February, 2012

  
Notary Public

My commission expires 10-24-2015



Cook County Clerk's Office

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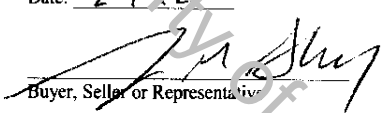
MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

FRANK P. DEC, Esq.  
8940 Main Street  
Cirence, NY 14031

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 2-7-22

  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

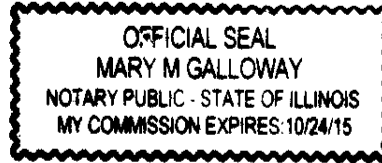
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### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-7, 2012

Signature: [Handwritten Signature]  
Grantor or Agent



Subscribed and sworn to before me

By me said Jason M. Galloway  
This 16th day of February, 2012  
Notary Public Mary M. Galloway  
M. M. Galloway

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Notary Public of Cook County Clerk's Office

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### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me

By the said Armitpal S. Sangha & Permsit K. Sangha  
This 10 day of February, 2012  
Notary Public, Kermina Lacy  
Kermina Lacy

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10 February, 2012

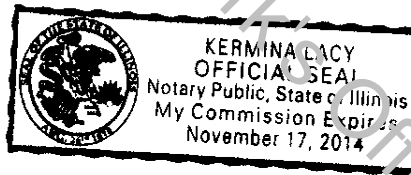
Signature: Armitpal S. Sangha & Permsit K. Sangha by her attorney in fact  
Grantee or Agent

Subscribed and sworn to before me

By the said Armitpal S. Sangha & Permsit K. Sangha  
This 10 day of February, 2012  
Notary Public, Kermina Lacy  
Kermina Lacy

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



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EXHIBIT A  
LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF COOK, AND STATE OF IL AND BEING DESCRIBED IN A DEED DATED 01/16/2007 AND RECORDED 03/07/2007 IN INSTRUMENT NUMBER: 0706657013 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, KNOWN AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1:

UNIT 2290-16 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PEBBLEWOOD COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0702906027 IN LOTS 1 TO 12 (EXCEPT THE SOUTH WESTERLY 5 FEET OF LOTS 8, 9, 10 AND 11 AS MEASURED PERPENDICULARLY TO THE SOUTH WESTERLY LINE THEREOF TAKEN FOR ROAD PURPOSES) IN J.R. WILLENS HANOVER TERRACE APARTMENTS ASSESSMENTS PLAT, A SUBDIVISION OF (EXCEPT THE WESTERLY 20 FEET OF THE SOUTHERLY 200 FEET) OF OUTLOT A AND LOTS 1 TO 11 IN HANOVER PARK TERRACE, A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9, TOGETHER WITH A STRIP OF LAND 121 FEET WIDE LYING EASTERLY AND ADJOINING SAID OUTLOT A AND LOT 11 IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 13, 1969 AS DOCUMENT 20781253, IN COOK COUNTY, ILLINOIS.

PARCEL ID(S): 06-36-313-043-1073

PROPERTY COMMONLY KNOWN AS: 2290 BREEZEWOOD TERRACE, UNIT 16, HANOVER PARK, IL 60133

Recorder of Cook County Clerk's Office