

# UNOFFICIAL COPY



## WARRANTY DEED (STATUTORY - ILLINOIS)

Doc#: 1233955051 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/04/2012 03:55 PM Pg: 1 of 4

Ptc 10684 (72)

THE GRANTOR(S), **NICHOLAS G. ZAJAK AND KELLY CLIFTON, HUSBAND & WIFE,**

of the Village of MT. PROSPECT, County of COOK, State of ILLINOIS, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to:

**MANAN C. SHAH AND SWETA M. SHAH**  
3934 DRAKE AVENUE, CHICAGO, IL 60618

**GRANTEES, HUSBAND & WIFE AS TENANTS BY THE ENTIRETY;**

PRECISION TITLE

the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit: SEE ATTACHED LEGAL DESCRIPTION, TO HAVE AND TO HOLD FOREVER, hereby releasing and waiving, if applicable, all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: General Taxes for the year 2012 and subsequent years, and to Covenants, Conditions, Easements and Restrictions of Record.

PIN(S): 08-14-302-018-1111

Address of Real Estate: **740 W. DEMPSTER STREET, UNIT 1013, MT. PROSPECT, IL 60056**

DATED THIS 21 DAY OF November, 2012:

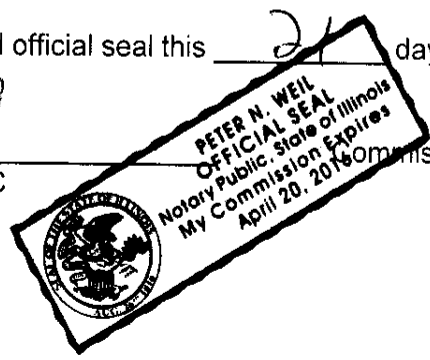
\_\_\_\_\_  
**NICHOLAS G. ZAJAK**

\_\_\_\_\_  
**KELLY CLIFTON**

State of Illinois, County of Lake ss: I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT: NICHOLAS G. ZAJAK and KELLY CLIFTON, husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day, in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act(s), for the uses and purposes set forth therein, including the release and waiver of the right of homestead, if applicable.

Given under my hand and official seal this 21 day of November, 2012.

\_\_\_\_\_  
NOTARY PUBLIC



Commission Expires: 4-20-16

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## LEGAL DESCRIPTION

OF THE PREMISES COMMONLY KNOWN AS:

**740 W. DEMPSTER STREET, UNIT 101B, MT. PROSPECT, IL 60056**

SEE ATTACHED LEGAL DESCRIPTION.



Instrument Prepared By: Peter N. Weil, Esq.  
175 Olde Half Day Rd., Ste. 134  
Lincolnshire, IL 60069

### AFTER RECORDING, MAIL TO:

Hymow & Blair PC (112107)  
1411 McHenry Rd, Ste 115  
Buffalo Grove, IL 60089

### SEND SUBSEQUENT TAX BILLS TO:

MANAN & SWETA SHAH  
740 W. DEMPSTER ST., UNIT 101B  
MT. PROSPECT, IL 60056

REAL ESTATE TRANSFER		11/26/2012
	COOK	\$29.50
	ILLINOIS:	\$59.00
	TOTAL:	\$88.50

08-14-302-018-1111 | 20121101602738 | CBP792

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## LEGAL DESCRIPTION

### EXHIBIT "A"

File Number: PTC10684

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO.: 08-14-302-018-1111

PARCEL 1:

UNIT 740-101 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CONDOMINIUMS OF BIRCH MANOR, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 040077694, IN PART OF THE SOUTH 20 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 2 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED AS DOCUMENT NUMBER 04007694.

740 W. DEMPSTER STREET, UNIT B101,  
MOUNT PROSPECT IL 60056

Property of Cook County Clerk's Office

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**MAYOR**  
Irvana K. Wilks

**TRUSTEES**  
Paul Wm. Hoefert  
Arlene A. Juracek  
A. John Korn  
John J. Matuszak  
Steven S. Polic  
Michael A. Zadel



**VILLAGE MANAGER**  
Michael E. Janonis

**VILLAGE CLERK**  
M. Lisa Angell

Phone: (847) 392-6000  
Fax: (847) 818-3336  
TDD: (847) 392-6064

[www.mountprospect.org](http://www.mountprospect.org)

# Village of Mount Prospect

50 South Emerson Street Mount Prospect, Illinois 60056

### To Whom It May Concern

The property located at 740 W. VEMPSTER, UNIT 1016 is not located within the corporate limits of the Village of Mount Prospect, and accordingly, is not subject to the Village's Real Estate Transfer Tax.

David O. Erb  
Finance Director

11/28/12  
Date

Property of Cook County Clerk's Office