



AFF 1300119
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Doc#: 1308135059 Fee: \$40.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/22/2013 03:18 PM Pg: 1 of 2

**WARRANTY DEED
ILLINOIS STATUTORY**



Prepared By:

Law Offices Jay Hwan Chie
2454 E. Dempster St., Suite 310
Des Plaines, IL 60016

THE GRANTORS, Young Chan Kang and Phila Kang, n/k/a Phila Kang, husband and wife, of the City of Streamwood, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEY(S) and WARRANT(S) to GRANTEE(S), Pheni K. Peddapalli and Lavanya K. Peddapalli,

- in FEE SIMPLE
- in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,
- in TENANTS IN COMMON, or
- in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 550 Mesa Dr., Unit 202 Hoffman Estates of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:
See Legal Description attached hereto as Exhibit "A"

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

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

Permanent Index Number: 06-14-312-005-1006

Address of Real Estate: 11 Haverton Court, Streamwood, IL 60107

Dated this 28 day of Feb, 2013

GRANTOR:

Young Chan Kang

GRANTOR:
x
Phil Hwa Kang
x
n/k/a Phila Kang

SPS
SC
INT

UNOFFICIAL COPY

EXHIBIT 'A'
Legal Description

UNIT 1502 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE HIGHLANDS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97939405, AS AMENDED FROM TIME TO TIME, IN THE SOUTH WEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF Virginia)
) ss.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Young Chan Kang and Pil Hwa Kang, n/k/a Phila Kang, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28 day of Feb, 2013

Taronda M Ellis
Notary Public

TARONDA M ELLIS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2018
COMMISSION # 7507249

Mail To:
Steven Nicholas, Esq.
1060 Lake St.
Hanover park, IL 60133

Name and Address of Taxpayer:
Phani K. Peddapalli
11 Haverton Court
Streamwood, IL. 60107

VILLAGE OF STREAMWOOD
REAL ESTATE TRANSFER TAX
037274 \$465.00

REAL ESTATE TRANSFER TAX
0015500
FP 103037

6842100000 #

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 17. 13
REVENUE STAMP

000013647
REAL ESTATE TRANSFER TAX
0007750
FP 103042

STATE OF ILLINOIS
MAR. 18. 13
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE