

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc#: 1313341062 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2013 10:29 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(s) Navin N. Mehta, married to Ninaben N. Mehta*, of the City of Hoffman Estates, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Daryna Shuvalova, of 2211 Nichols Road, Unit E, Arlington Heights, Illinois, 60004 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2011 and 2012 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 07-16-200-056-144

*Not a Homestead Property as per Ninaben N. Mehta.

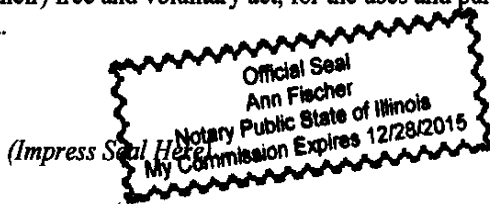
Address(es) of Real Estate:

1185 Higgins Quarters Drive, #308 Hoffman Estates Illinois 60167

The date of this deed of conveyance is 04/26/2013.

(SEAL) Navin N Mehta

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Navin N Mehta personally known to me to be the same person(s) 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 the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

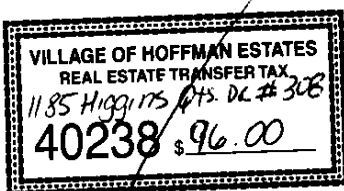


Given under my hand and official seal 04/26/2013.

Notary Public

(My Commission Expires) 12/28/15

© By FNTIC 2013



REAL ESTATE TRANSFER	04/26/2013
COOK	\$16.00
ILLINOIS:	\$32.00
TOTAL:	\$48.00



07-16-200-056-1144 | 20130401607323 | GAXERP

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CT/ST5140422 AA DUC 1 of 1

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LEGAL DESCRIPTION

For the premises commonly known as:

1185 Higgins Quarters Drive, #308
Hoffman Estates, Illinois 60169

Legal Description:

SEE ATTACHED LEGAL

Property of Cook County Clerk's Office

This instrument was prepared by

Gardi & Haight, Ltd.
939 N. Plum Grove Rd., Ste. C
Schaumburg, IL 60173

Send subsequent tax bills to:

DARYNA SHVALOVA
1185 HIGGINS QUARTERS
DR, # 308
HOFFMAN ESTATES, IL
60169

Recorder-mail recorded document to:

DARYNA SHVALOVA
1185 HIGGINS QUARTERS
DR, # 308
HOFFMAN ESTATES, IL
60169

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5140422 MNC
STREET ADDRESS: 1185 HIGGINS QUARTER DR. #308
CITY: HOFFMAN ESTATES **COUNTY:** COOK
TAX NUMBER: 07-16-200-056-1144

LEGAL DESCRIPTION:

UNIT 11-308 IN HIGHLAND CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 10 ACRES OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE SOUTH LINE OF GOLF ROAD; THENCE SOUTH 2 DEGREES, 48 MINUTES, 8 SECONDS, WEST ALONG SAID EAST LINE OF THE WEST 10 ACRES 1272.01 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 16 SECONDS, EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SAID NORTHEAST 1/4 OF SECTION 16, 747.86 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 2 SECONDS WEST 455.50 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 58 SECONDS EAST 190.00 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 2 SECONDS WEST 452.59 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 58 SECONDS WEST 837.36 FEET; THENCE NORTH 7 DEGREES, 48 MINUTES, 8 SECONDS EAST TO THE SOUTH LINE OF GOLF ROAD; THENCE SOUTH 89 DEGREES, 22 MINUTES, 59 SECONDS WEST ALONG SAID SOUTH LINE 46.65 FEET TO THE POINT OF BEGINNING ALL IN SCHAUMBURG TOWNSHIP OF COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 20 FEET OF THE LAND TAKEN FOR HIGHWAY PURPOSES IN CONDEMNATION CASE 71-L-8422) IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25609760 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE CMELS.