

UNOFFICIAL COPY

PREPARED BY:

Steven K. Norgaard
Attorney at Law
493 Duane Street, #400
Glen Ellyn, IL 60137

MAIL TAX BILL TO:

Anand Brahmabhatt
21 Kristin Drive, Unit #922
Schaumburg, IL 60195

MAIL RECORDED DEED TO:

Ann Fisher
Gardi & Haught, Ltd.
939 N. Plum Grove Road, Suite C
Schaumburg, IL 60173



Doc#: 1324833085 Fee: \$40.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/05/2013 11:16 AM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Josefina Donis, divorced and not since remarried, of the City of Aventura, State of Florida, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Anand Brahmabhatt, whose address is 171 Farmgate Drive, Schaumburg, Illinois 60193, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

and Shivani Kapadia, husband and wife, as tenants by the entirety

PARCEL 1: UNIT NUMBER 922 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS; ALSO EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-80 ~~AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.~~

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 9S-16, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

Permanent Index Number(s): 07-10-101-038-1261

Property Address: 21 Kristin Drive, Unit #922, Schaumburg, IL 60195

*PS- P-80
SS- 9S-16*

Subject, however, to the general taxes for the year of 2012 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 9th day of August, 2013

Attorneys' Title Guaranty Fund, Inc.

1 S. Wacker Dr., STE 2400

Chicago, IL 60606-4650

Search Department

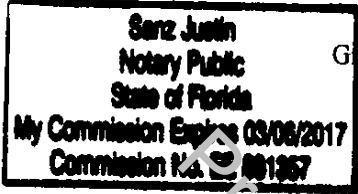
Josefina Donis
Josefina Donis

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P 12
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STATE OF Florida)
) SS.
COUNTY OF Miami-Dade)

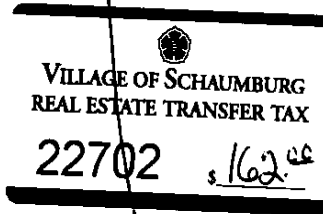
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Josefina Donis, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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 notarial seal, this 9th day of August, 2013

Sanz Justin
Notary Public
My commission expires: 03/06/2017

Exempt under the provisions of paragraph _____



REAL ESTATE TRANSFER		03/16/2013
	COOK	\$81.00
	ILLINOIS:	\$162.00
TOTAL:		\$243.00

07-10-101-038-1261 | 20130801600936 | FTXNYL

Property of Cook County Clerk's Office