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WARRANTY DEED

Statutory (ILLINOIS)

(Individual to Individual)

12PAR23381

Doc#: 1407257075 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2014 01:04 PM Pg: 1 of 4

THE GRANTOR, Jimmy V. Ruiz, a single man, of the Village of Schaumburg, County of DuPage, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT to

(The Above Space For Recorder's Use Only)

Ankit Mehta and Darshana Mehta, of Schaumburg, IL, not as tenants in common, ~~not~~ as joint tenants ~~but as tenants by the entirety~~; all interest in the following described Real Estate situated in the County of DuPage and State of Illinois, to wit:

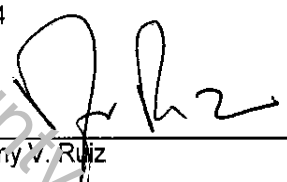
See attached legal

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption law of the State of Illinois. SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Permanent Real Estate Index Number(s) 07-23-103-003-1051

Address(es) of Real Estate: 323 Edgelake Point, Schaumburg, IL 60194


Dated this 27th day of December, 2013.


Jimmy V. Ruiz

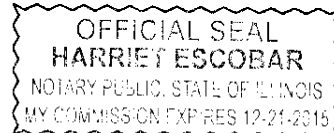
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Jimmy V. Ruiz, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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, this 27th day of December, 2013.

Commission expires December 31 2015

NOTARY PUBLIC

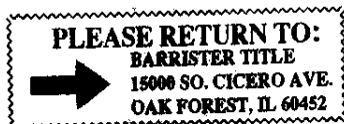
This instrument was prepared by:
Joseph M. Talarico
15000 S Cicero Avenue
Oak Forest IL 60452



MAIL TO:


SEND SUBSEQUENT TAX BILLS TO:

Ankit Mehta and Darshana Mehta
323 Edgelake Point
Schaumburg, IL 60194

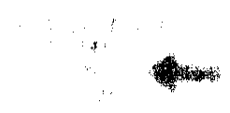
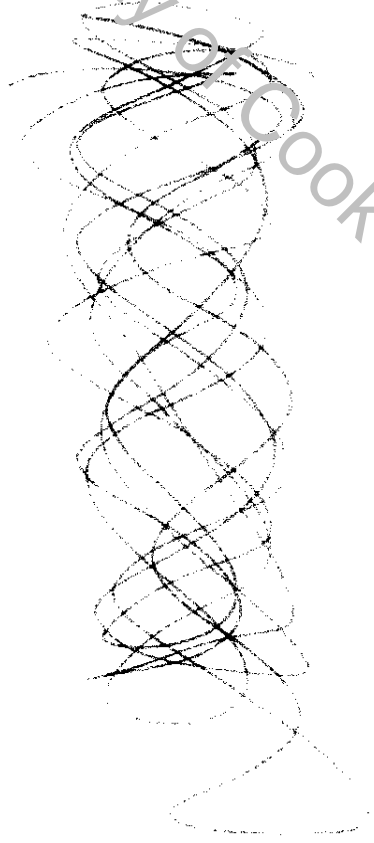


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VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
23662 \$ 37

Property of Cook County Clerk's Office



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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 70C AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE {HEREINAFTER RECORDED TO AS "PARCEL")

THAT PART OF LOT 7 IN DUNBAR LAKES, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AFORESAID, THENCE SOUTH 86 DEGREES, 49 MINUTES, 38 WEST ALONG THE NORTH LINE OF LOT 7 AFORESAID 813.91 FEET TO A POINT 480.00 FEET NORTH 86 DEGREES, 49 MINUTES, 38 SECONDS EAST FROM THE NORTHEAST CORNER THENCE; THENCE SOUTH 03 DEGREES 10 MINUTES 22 SECONDS EAST AT RIGHT ANGELES THERETO 120.10 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 22 SECONDS EAST AT RIGHT ANGLES THERETO 120.00 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 35 SECONDS EAST 35.00 FEET THENCE SOUTH 25 DEGREES 00 MINUTES 00 SECONDS EAST 115.64 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 7 AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE BEING AN ARC OF A CIRCLE, CONVEX NORTHERLY AND HAVING A RADIUS OF 365.00 FEET FOR A DISTANCE OF 248.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 00 MINUTES EAST ALONG SAID SOUTHERLY LINE 33.24 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 665.00 FEET FOR A DISTANCE OF 162.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 58 MINUTES 13 SECOND EAST ALONG SAID SOUTHERLY LINE OF LOT 7 FOR A DISTANCE OF 40.62 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 174.66 FEET FOR A DISTANCE OF 39.48 FEET TO A CORNER OF LOT 7 AFORESAID 221.36 FEET TO THE SOUTHEAST CORNER THEREOF THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF LOT 7 AFORESAID 299.68 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 45402 REGISTERED IN THE OFFICE OF THE REGISTRAR OF THE TITLE COOK COUNTY, ILLINOIS AS DOCUMENT LR 27427.77 TOGETHER WITH AN UNDIVIDED 1.762% INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

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FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 323 Edgelake Point, Shamburg, IL 60194
PIN # 07-23-103-009-1051

Property of Cook County Clerks Office

STATE OF ILLINOIS
STATE TAX

FEB. 24. 14
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00087.00
0000001954 FP 103044

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX

FEB. 24. 14
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00043.50
0000001940 FP 103039