

# UNOFFICIAL COPY

1445143ms  
**WARRANTY DEED**

Illinois Statutory  
(Individual to Individual)



Doc#: 1429619157 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/23/2014 03:29 PM Pg: 1 of 3

THE GRANTOR(S), **Susan Reisman** and **Ira Reisman**, husband and wife, of the City/Village of Palatine, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to **Lisa Lucchese and Prem Rame Sahjani**, of 1900 Cobblestone Dr., Carpentersville, IL 60110

**STRIKE INAPPLICABLE:**

- ~~A) AS TENANTS IN COMMON~~
- ~~B) NOT AS TENANTS IN COMMON OR TENANTS BY THE ENTIRETY BUT AS JOINT TENANTS~~
- ~~C) NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY, AS HUSBAND AND WIFE~~
- ~~D) AS AN INDIVIDUAL~~

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws 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, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index No.: 02-15-102-148-0000

Address of Real Estate: 686 N. Hidden Prairie Ct., Palatine, IL 60067

Mail to:  
**HERITAGE TITLE COMPANY**  
4405 Three Oaks Road  
Crystal Lake, IL 60014

REAL ESTATE TRANSFER TAX		23-Oct-2014
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00

02-15-102-148-0000 | 20141001637213 | 1-873-648-768

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DATED this 9<sup>th</sup> day of October, 2014.

Susan Reisman  
Susan Reisman

Ira Reisman  
Ira Reisman

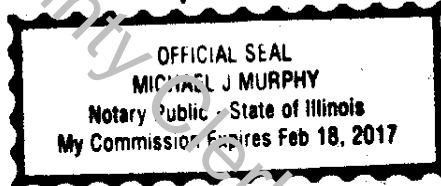
State of IL )  
) ss.  
County of McHenry )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Susan Reisman** and **Ira Reisman**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed, sealed and delivered the said instrument as her/his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. I believe her/him to be of sound mind and memory.

Given under my hand and official seal, this 9<sup>th</sup> day of October, 2014.

Michael J. Murphy  
Notary Public

This instrument was prepared by:  
Attorney Michael J. Murphy  
1011 Route 22, Ste. 1E  
Fox River Grove, IL 60021



**MAIL TO:**

John H. Ciprian  
8501 W. Higgins Rd. #440  
Chicago, IL 60631

**SEND SUBSEQUENT TAX BILLS TO:**

Prem Sahjani + Lisa Lucchese  
676 N. Hoden Prairie Ct.  
Palatine, IL 60067

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**PARCEL 1:**

LOT 2 ( EXCEPT THE WEST 77.24 FEET) INN HIDDEN PRAIRIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TOT HE PLAT THEREOF RECORDED JULY 16, 2001 AS DOCUMENT 0010625389, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

AN EASEMENT FOR INGRESS, EGRESS AND ACCESS FROM ALL PORTIONS OF THE PROPERTY TO A PUBLIC RIGHT OF WAY OR OTHER PORTIONS OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HIDDEN PRAIRIE RECORDED JULY 16, 2001 AS DOCUMENT 0010625390, IN COOK COUNTY, ILLINOIS

PIN: 02-15-102-142

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30-DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN 120% OF SHORT SALE PRICE, \$300,000.00, UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

Property of Cook County Clerk's Office