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15029100420

Doc#: 1502910042 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2015 12:32 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO:

Tan Berliner
53 W. Jackson Blvd #142
Chicago, IL 60604

SEND SUBSEQUENT BILLS TO:

Trupti G. Patel
1216 S. New Wilke Rd, Unit 402
Arlington Heights, IL 60139

THE GRANTOR(S) Miroslaw Lewicki, married to Aneta Parzych, of 1216 South New Wilke Road, Unit 402, Arlington Heights, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Trupti Patel, a single woman, of Glendale Heights, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Please see attached, Exhibit A.

SUBJECT TO: General taxes for 2014 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Grantee (purchaser) 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 \$117,600.00 of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises by the entirety forever.



Permanent Real Estate Index Number(s): 08-08-201-012-1070 & 08-08-201-012-1567
Address of Real Estate: 1216 South New Wilke Rd, Unit 402, Arlington Heights, IL 60005

Dated this 12 day of December, 20 14

Miroslaw Lewicki
Miroslaw Lewicki

Aneta Parzych
Aneta Parzych signing for sole purpose of waiving homestead rights

Y
3
N
N
N
N

REAL ESTATE TRANSFER TAX		29-Jan-2015
	COUNTY:	49.00
	ILLINOIS:	98.00
	TOTAL:	147.00

08-08-201-012-1070 | 20141201649398 | 1-243-182-720

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EXHIBIT A

PARCEL 1:

UNIT NO. 8-402 IN MALLARD COVE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96889987, AS AMENDED FROM TIME TO TIME, IN SECTION 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT NO. G29-8 IN MALLARD COVE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96889987, AS AMENDED FROM TIME TO TIME, IN SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADE

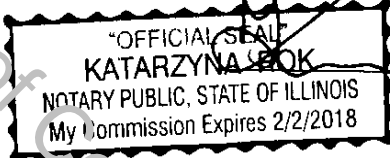
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Mirosław Lewicki** 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 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 12 day of December, 2014



[Handwritten Signature]
(Notary Public)

Prepared by:

Alicja M. Sroka
Alicja M. Sroka & Associates, P.C
Attorney at Law
114 Higgins Rd
Park Ridge, Illinois 60068

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