

UNOFFICIAL COPY

GIT 40019500
EG 1/3

GIT
(7-13)

WARRANTY DEED

THE GRANTORS, Sundeep Oberoi and Ishanjit Singh Sidhu, each to an undivided 1/2 interest as to Parcel 1; usage rights as to Parcel 2; easements as to Parcel 3 of the Village of Burr Ridge, County of Cook, State of Illinois, for and in consideration of \$10.00 (TEN DOLLARS), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Presidio Capital, LLC, an Illinois limited liability company of 3 Grant Square, Suite 415 Hinsdale 60521, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:



Doc#: 1519857157 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2015 11:31 AM Pg: 1 of 2

PARCEL 1: UNIT 215 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 450 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0804533191, AS AMENDED, IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NOS. P-17 AND P-59, AND STORAGE SPACE NOS. 31, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0627734129, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Commonly Known As: 450 Village Center Drive, #215, Burr Ridge, IL 60527
Permanent Real Estate Index Number: 18-30-300-056-1015

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT THE HOMESTEAD PROPERTY OF EITHER GRANTOR

SUBJECT TO: General Taxes for 2014 and subsequent years; covenants, conditions, easements and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; and the Condominium Declaration and By-Laws.

IN WITNESS WHEREOF, the party of the first part has hereunto set his or her hand and seal this 30 day of June, 2015.

REAL ESTATE TRANSFER TAX 30-Jun-2015



COUNTY: 176.25
ILLINOIS: 352.50
TOTAL: 528.75

18-30-300-056-1015 | 20150601699302 | 0-983-159-680

Sundeep Oberoi (SEAL)

Ishanjit Singh Sidhu (SEAL)

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This instrument was prepared by: James J. Karras, KELLY & KARRAS, LTD., 1010 Jorie Boulevard, Suite 100, Oak Brook, Illinois 60523

Send subsequent tax bills to: Presidio Capital, LLC, 450 Village Center Drive, #215, Burr Ridge, IL 60527

After Recording, Return To: Eric Peck, Esquire, Tressler, LLP, 22 S. Washington Avenue, Park Ridge, IL 60068

STATE OF ILLINOIS

COUNTY OF COOK

I, James J. Karras, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sanjeep Oberoi and Ishanjit Singh Sidhu, personally known to me to be the same person(s) whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 3 day of June, 2015.

(Impress Seal Here)

James J. Karras

Notary Public

Commission expires:

