

UNOFFICIAL COPY



WARRANTY DEED Illinois Statutory

Doc#: 1522926035 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/17/2015 11:34 AM Pg: 1 of 2

Mail to: James Engel
2071 Irving Park
Harmon Park, IL 60133

Name & Address of Taxpayer:
Sachin Patel and Jagruti Patel
980 Harmon Boulevard
Hoffman Estates, IL 60169

RECORDER'S STAMP

The GRANTOR(S): **PBG Properties, LLC, an Illinois Limited Liability Company** for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Sachin Patel and Jagruti Patel, Husband and Wife, not as joint tenants, not as tenants in commom, but as Tenants by the Entirety** all interest in the following described land in the County of Cook, State of Illinois; to wit:

LOT 8 IN CASEY FARMS UNIT ONE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Subject to:

1. All general taxes and special assessments levied after the year 2014, 2015
2. Easements, covenants, restrictions and conditions of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY

PIN: 07-17-112-006-0000

Property Address **980 Harmon Boulevard Hoffman Estates, IL 60169**

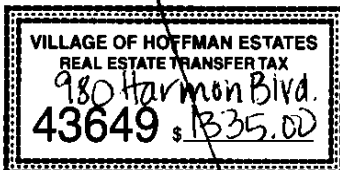
Dated August 4, 2015

 (seal)
Peter Giannikoulis-Member PBG Properties, LLC

_____ (seal)

CT
CT/15PNW162007AK
AH D- 1.f2

NOTE: TYPE OR PRINT NAME(S) BELOW SIGNATURE LINES



REAL ESTATE TRANSFER TAX

04-Aug-2015



COUNTY: 222.50
ILLINOIS: 445.00
TOTAL: 667.50

07-17-112-006-0000 | 20150701609838 | 0-337-902-464

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STATE OF ILLINOIS }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT Peter Giannikoulis personally know 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, August 4, 2015

WITNESS my hand and official seal.

Signature _____
(Handwritten Signature)

My Commission Expires 9/16/17



Prepared by:

Elias Mantzavrakos, Esq
969 Elmhurst Rd., Ste. 1A
Des Plaines, Il. 60016

County - Illinois Transfer Stamps
Exempt under provisions of paragraph
 Section 31-45, Real Estate
Transfer Tax Law
Date: _____

Buyer, Seller or Representative

**This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).