

Warranty Deed

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Doc#: 1527133064 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2015 11:43 AM Pg: 1 of 4

ILLINOIS

Chicago Title

Above Space for Recorder's Use Only

15 ST 051228 P 1/2

THE GRANTOR(s) Shivani Gupta, married to Girish Joshi*, of the City of Schaumburg, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Joseph Brudson, A SINGLE MAN, of 5539 N. MONITOR CHICAGO IL 60630, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for All of 2014 and All of 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 07-10-101-038-1129

*Not a Homestead Property as per Girish Joshi.

Address(es) of Real Estate:
21 Kristin Drive, Unit 511 Schaumburg Illinois 60195

Shivani

(SEAL) Shivani Gupta

The date of this deed of conveyance is 09/11/2015.

State of Illinois, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shivani Gupta personally known 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.

(Impress Seal Here) "OFFICIAL SEAL" Delilah Moreno Notary Public, State of Illinois My Commission Expires 3/3/2019

Given under my hand and official seal 09/11/2015.

Delilah Moreno

Notary Public

© By FNTIC 2015

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
27592 143.00

REAL ESTATE TRANSFER TAX		15-Sep-2015
COUNTY:		71.50
ILLINOIS:		143.00
TOTAL:		214.50

07-10-101-038-1129 | 20150901624479 | 1-989-037-952

S Y
P 4
S N
SC Y
INT 18

BOX 333-CP

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LEGAL DESCRIPTION

For the premises commonly known as:

21 Kristin Drive, Unit 511
Schaumburg, Illinois 60195

Legal Description:

SEE ATTACHED LEGAL

Property of Cook County Clerks Office

This instrument was prepared by

Gardi & Haught, Ltd.
939 N. Plum Grove Rd., Ste. C
Schaumburg, IL 60173

Send subsequent tax bills to:

Joseph ^{S.} Brosnan
21 Kristin Dr.
511
Schaumburg, IL
60195

Recorder-mail recorded document to:

Joseph S. Brosnan
21 Kristin Dr.
511
Schaumburg, IL
60195

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LENDERS DISBURSEMENT STATEMENT:

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____ . You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated

Signature

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

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**CHICAGO TITLE
COMPANY**

LEGAL DESCRIPTION

Order No.: 15ST05122RM

Parcel 1:

Unit Number 511 in the 21 Kristin Condominium, as delineated on a survey of the following described tract of Land:

Lots 1, 2 (except the East 206.30 feet of said Lot 2, as measured along the North line thereof) and Lot 3 in Barry Subdivision being a subdivision in the East 1/2 of the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded July 31, 2001 as document number 0010690003, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0702615055; together with its undivided percentage interest in the common elements in Cook County Illinois.

Also

Easement for ingress and egress for the benefit of Parcel 1, as set forth in the reciprocal easement agreement Dated as of January 24, 2007 and recorded January 26, 2007 as document 0702615054, by and between 21 Kristin Developers LLC and 24 Kristin Commercial LLC;

Parcel 2:

The exclusive right to the use of Parking Space 155 and 350, a limited common element as delineated on the survey attached to the declaration aforesaid.

Parcel 3:

The exclusive right to the use of Storage Space 5S21, a limited common element as delineated on the survey attached to the declaration aforesaid.