

# UNOFFICIAL COPY

PTC23912 142  
**WARRANTY DEED**

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

**THE GRANTOR**

**TERESA CAVALIGOS** Trustee  
**OF TERESA CAVALIGOS LIVING TRUST**  
**DATED MAY 9, 2007**



Doc#: **1616855089** Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/16/2016 11:33 AM Pg: 1 of 2

(The Above Space for Recorder's Use Only)

of the Village of Arlington Heights, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid,  
**CONVEY AND WARRANT TO THE GRANTEEES**

*Shah* *Shah*  
**SANKET PATEL AND MONIKA PATEL**, tenants by the entirety  
Town of Cary, Wake County, North Carolina

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for 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 for 2015 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): **03-32-103-053-0000 03-32-103-054-0000**  
Address of Real Estate: **207 S. Evergreen Avenue, Arlington Heights, IL 60005**

DATED this 31<sup>st</sup> day of May, 2016.

PRECISION TITLE

*Teresa Cavaligos* (SEAL)  
Teresa Cavaligos trustee of  
Teresa Cavaligos Living Trust Dated May  
9, 2007

\_\_\_\_\_  
(SEAL) \_\_\_\_\_  
(SEAL)

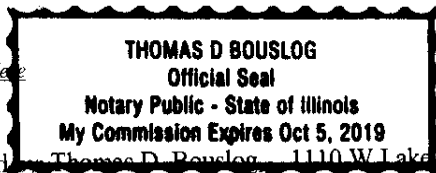
I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Teresa Cavaligos personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 31<sup>st</sup> day of May, 2016

Commission expires Oct 5 2019

*Thomas D Bouslog*  
NOTARY PUBLIC

Place Seal Here



This instrument was prepared by Thomas D. Bouslog, 1110 W Lake Cook Rd., Ste. 240, Buffalo Grove, IL 60089.

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**UNOFFICIAL COPY****Legal Description**

of premises commonly known as 207 S. Evergreen Ave., Arlington Heights, IL 60005

THAT PART OF THE FOLLOWING PARCELS 2, 3 AND 4 TAKEN AS A TRACT.

**PARCEL 2:**

THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PREMISES: BEGINNING AT A POST IN THE CENTER OF ROAD, 5 CHAINS AND 16 2/3 LINKS SOUTH OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/6 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE RUNNING SOUTH 4 CHAINS AND 66 2/3 LINKS; THENCE WEST 4 CHAINS AND 80 LINKS; THENCE NORTH 4 CHAINS AND 66 2/3 LINKS; THENCE WEST 4 CHAINS AND 80 LINKS TO THE PLACE OF BEGINNING, (EXCEPT THE WEST 19.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PREMISES: BEGINNING AT A POINT IN CENTER LINE OF ROAD 5 CHAINS 16 2/3 LINKS SOUTH OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; RUNNING THENCE SOUTH 4 CHAINS 66 2/3 LINKS; THENCE WEST 4 CHAINS 80 LINKS; THENCE NORTH 4 CHAINS 66 2/3 LINKS; THENCE EAST 4 CHAINS 80 LINKS TO THE PLACE OF BEGINNING, (EXCEPT THE WEST 19.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

LOT 10 IN CHARLES REUSSNERS SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THAT PART OF SAID TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 08 MINUTES 25 SECONDS WEST ALONG THE WEST LINE THEREOF 149.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE 21.0 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 35 SECONDS EAST, 98.08 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS EAST, 21.0 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 35 SECONDS WEST, 98.08 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2, 3 AND 4 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0413303077 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

**MAIL TO:**

Ashish Patel  
DP Legal LLC  
22 W Washington St #1500  
Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS TO:**

Sanket Shah  
207 S Evergreen Ave  
Arlington Heights IL, 60005

**REAL ESTATE TRANSFER TAX**

02-Jun-2016



|                  |        |
|------------------|--------|
| <b>COUNTY:</b>   | 237.50 |
| <b>ILLINOIS:</b> | 475.00 |
| <b>TOTAL:</b>    | 712.50 |

03-32-103-053-0000 | 20160501611414 | 0-220-002-624