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GENERAL WARRANTY DEED

Doc#: 1617217023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2016 01:40 PM Pg: 1 of 4

THE GRANTORS, **Scott Nordlander**,
divorced and not since remarried, and
Cheryl Nordlander, divorced and not
since remarried, of the Village of
Schaumburg, County of Cook, State of
Illinois, for and in consideration of Ten
and 00/100 Dollars (\$10.00) and other
good and valuable consideration in hand
paid, CONVEY and WARRANT to the
GRANTEE, **Vasant Patel**, a married
man, the following described Real Estate
situated in the Village of Schaumburg,
County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Grantees hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises in Fee Simple.

Subject To:

- a) General real estate taxes not yet due or payable;
- b) Covenants, conditions, and restrictions of record;
- c) Building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and
- d) Grantee herein is prohibited from conveying captioned property for any sales price for a period of thirty (30) days from the date of this deed. After this thirty (30) day period, Grantee is further prohibited from conveying the property for a sales price equal to or greater than \$241,321.20 until ninety (90) days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Premise Commonly Known As: 1810 Portsmouth Lane
Schaumburg, IL 60194

Permanent Real Estate Index Number: 07-20-102-028



Dated this 25 day of May, 2016

Scott Nordlander (SEAL)

Cheryl Nordlander (SEAL)

S yes
P yes
S N
M N
SC yes
E yes
NT yes

REAL ESTATE TRANSFER TAX		14-Jun-2016
COUNTY:	ILLINOIS:	TOTAL:
100.75	201.50	302.25

07-20-102-028-0000 | 20160501609994 | 1-867-670-848

66203

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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, **Cheryl Nordlander**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 25 day of May, 2016

Adeline Lewis
NOTARY PUBLIC

My commission expires on 9/18/17



This Instrument Prepared By:
The Real Estate Law Firm, LLC
Thomas J. Rigby, Esq.
1847 W. Jefferson Ave.
Naperville, IL 60540

Return to Grantee:

~~Vasant Patel~~ *Jonathan Vald*
~~1810 Portsmouth Lane~~ *900 E. Northwest Hwy.*
~~Schaumburg, IL 60194~~ *Mt. Prospect, IL 60056*

Send Subsequent Tax Bills To:

~~Vasant Patel~~
~~1810 Portsmouth Lane~~
~~Schaumburg, IL 60194~~
5344 Lee St.
Skokie, IL 60077

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LEGAL DESCRIPTION

Lot 377 in Strathmore Schaumburg Unit 5, being a subdivision of part of the Northwest 1/4 of Section 20, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded April 25, 1969, as Document 20822191, in Cook County, Illinois.

Permanent Real Estate Index Number: 07-20-102-028

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

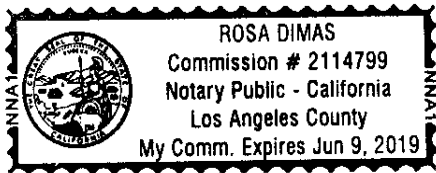
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On May 25, 2016 before me, Rosa Dimas, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Scott Nordlander
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____