

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

FIRST AMERICAN  
File # 2804454  
1/2



Doc# 1701342049 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/13/2017 02:42 PM PG: 1 OF 3

Preparer File: 2804454  
FATIC No.:

THE GRANTOR(S) Robert K. Groble, a married person, of 544 Littleton Trail, Elgin, Illinois, 60120, for and in consideration of \$10.00, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Chander S Bhandari, a single man, of 484 Timber Ridge Drive, Carol Stream, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate

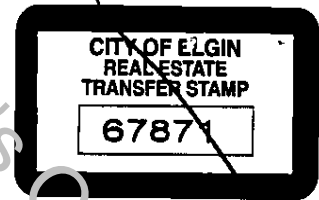
THIS IS NOT HOMESTEAD PROPERTY AS TO THE SPOUSE OF THE GRANTOR

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

Permanent Real Estate Index Number(s): 06-20-208-018-1118 Vol. 0000

Address(es) of Real Estate: 544 Littleton Trail 31-2  
Elgin, IL 60120

Dated this 1 day of December, 2016



Robert K. Groble

### REAL ESTATE TRANSFER TAX

06-Jan-2017



COUNTY: 75.50  
ILLINOIS: 151.00  
TOTAL: 226.50

06-20-208-018-1118

20161101680267 | 0-953-263-296

S Y  
P 3  
S N  
SC N  
INTA



First American  
Title Insurance Company

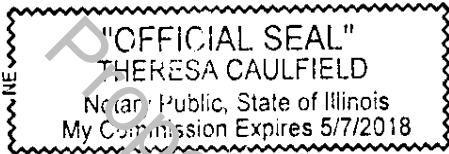
Special Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF KANE) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert K. Groble, personally known to me to be the same person(s) whose name(s) 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 1 day of December, 20 16.



Notary Public

Prepared by:  
Laurence M. Cohen, PC  
1033 West Golf Road  
Hoffman Estates, IL 60169

Mail to:  
Parikh Law Group  
150 S. Wacker Drive, Ste. 2600  
Chicago, IL 60606  
Attn: Ronak Desai, Esq.

Name and Address of Taxpayer:  
Chander S. Bhandari  
544 Littleton Trail # 31-2  
Elgin, IL 60120

Property of Cook County Clerk's Office



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## Exhibit "A" - Legal Description

UNIT 31-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FIELDSTONE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 08089911, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

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