

1062
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Warranty Deed
Statutory (ILLINOIS)
General

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068



Doc# 1706849128 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 11:13 AM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTOR(S)

Arcangela Boeing of Seminole, Florida, a not married woman and not a party to a civil union for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

Kamleshkumar Patel and Anitaben Patel

as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 208 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL") THAT PART OF LOT 1 IN KENROY'S HUNTINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 59 MINUTES 01 SECONDS WEST 673.17 FEET ALONG THE SOUTH LINE OF SAID LOT, BEING ALSO THE NORTH LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE SOUTH 79 DEGREES 30 MINUTES 45 SECONDS WEST 608.89 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 79 DEGREES 31 MINUTES 04 SECONDS WEST ALONG THE SAID SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 425.958 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10 DEGREES 28 MINUTES 56 SECONDS WEST ALONG A LINE DRAWN PERPENDICULARLY TO THE SAID SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 110.00 FEET; THENCE NORTH 79 DEGREES 31 MINUTES 04 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 10 DEGREES 28 MINUTES 56 SECONDS WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 29 DEGREES 25 MINUTES 12.9 SECONDS WEST, A DISTANCE OF 183.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE EASEMENT RECORDED AS DOCUMENT NUMBER 21401332 AND FILED AS DOCUMENT NUMBER LR2543467;

REAL ESTATE TRANSFER TAX		08-Mar-2017
	COUNTY:	60.50
	ILLINOIS:	121.00
	TOTAL:	181.50
08-14-401-097-1026	20170201615822	1-856-465-600

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THENCE SOUTHWESTERLY 175.622 FEET ALONG THE SAID SOUTH LINE, SAID SOUTH LINE BEING AN ARC OF A CIRCLE OF 1,153.838 FEET IN RADIUS, CONVEXED TO THE NORTHWEST, AND WHOSE CHORD BEARS SOUTH 64 DEGREES 39 MINUTES 46.9 SECONDS WEST, FOR A CHORD LENGTH OF 175.452 FEET; THENCE NORTH 29 DEGREES 41 MINUTES 50.5 SECONDS WEST, A DISTANCE OF 2.00 FEET ALONG A RADIAL LINE EXTENDED NORTHWESTERLY; THENCE SOUTHWESTERLY 171.11 FEET ALONG THE SAID SOUTH LINE, SAID SOUTH LINE BEING THE ARC OF A CIRCLE OF 406.507 FEET IN RADIUS, CONVEXED TO THE SOUTHEAST AND WHOSE CHORD BEARS 72 DEGREES 21 MINUTES 41 SECONDS WEST; THENCE SOUTH ALONG THE LOT LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 241.95 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 79 DEGREES 31 MINUTES 04 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 432.204 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAW FOR LAKESIDE CONDOMINIUM "D" ASSOCIATION (DECLARATION) MADE BY MOUNT PROSPECT STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1976 AND KNOWN AS TRUST NUMBER 599 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 23, 1977 AS DOCUMENT NUMBER 24119747 TOGETHER WITH AN UNDIVIDED .01509 PERCENT INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY)

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY MOUNT PROSPECT STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1976, KNOWN AS TRUST NUMBER 599 RECORDED AS DOCUMENT NUMBER 21401332 AND AS CREATED BY DEED FROM MT. PROSPECT STATE BANK, AS TRUSTEE UNDER TRUST NUMBER 599 TO NIKKI E. LESCHUCK AND MARY ANN LESCHUCK RECORDED JUNE 16, 1977 AS DOCUMENT NUMBER 24177172 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

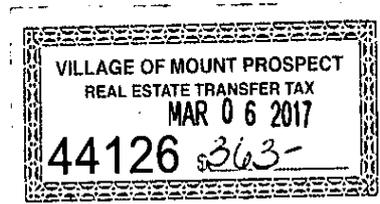
Permanent Index Number: 08-14-401-097-1026

Common Address: 725 W. Huntington Commons Road, Unit 208, Mount Prospect Illinois 60056

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 2016 and subsequent years, covenants, conditions and restrictions of record, building lines and easements, if any.

Dated this 24th day of February, 2017

Arcangela Boeing
Arcangela Boeing



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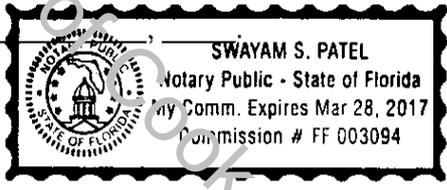
STATE OF *FLORIDA*)
COUNTY OF *DUVAL*) SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Arcangela Boeing**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given this 24th day of February, 2017.

NOTARY PUBLIC

Commission expires _____



This instrument was prepared by:
JESSE K. MYSLINSKI, P.C.
2176 GLADSTONE COURT, SUITE D
GLENDALE HEIGHTS, ILLINOIS 60139

MAIL TO:
Jonathan Vold, Atty
900 E. Northwest Hwy
Mt. Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:
Kambeshkuman and Anitaben Patel
725 W. Huntington Commers Rd.
Unit 208
Mt. Prospect, IL 60056