

WARRANTY DEED

(Illinois)

PREPARED BY:

Stephen J. Costello

19 N. Western Avenue

Carpentersville, IL 60110

MAIL TO:

Bernard J. Michna

3100 Dundee Rd., Ste 406

Northbrook, Illinois 60062

NAME & ADDRESS OF TAXPAYER:

Faisal Khan

629 Derry Ct., Unit 1C

Schaumburg, Illinois 60193

RETURN TO:
Acquest Title Services, LLC
2800 W. Higgins Rd. # 180
Hoffman Estates, IL 60169



1712334038D

Doc# 1712334038 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2017 11:25 AM PG: 1 OF 2

SPACE ABOVE RESERVED FOR
RECORDER'S USE ONLY

THE Grantor(s): Andrew B. Bates married to Kasia Bates but this property is not homestead property to Kasia Bates, of the City of Huntley, County of McHenry and State of Illinois, for consideration of the sum of \$10.00 DOLLARS, cash and other good and valuable consideration, in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, CONVEY and WARRANT unto said GRANTEE(S): Faisal Khan, as sole owner, the address of said grantees being: 7329 N. Honore St., Unit 1B, Chicago, IL 60626 on behalf of himself/herself, his/her heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Lake, State of Illinois, to wit:

Unit 1C, 629 Derry Court of the Lakewood Condominium, as delineated on Plat of Survey of a part of Lot 16131 in Section 2, Weathersfield Unit 16, being a subdivision in the Northwest 1/4 of Section 27, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "B" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee Under Trust Agreement dated May 30, 1979 and known as Trust No. 46656, recorded in the office of the Recorder of Deeds of Cook County, Illinois as document number 25252295 as amended from time to time; together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as same are filed of record pursuant to said declarations are filed of record, in the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby.

Grantee herein is prohibited from conveying captioned property for any sales price period of 30 days from the date of this deed. After the 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$126,000.00 which is 120% of the short sale price until 90 days from the date of this deed. These restrictions shall run with the land, & are not personal to the Grantee.

REAL ESTATE TRANSFER TAX

03-May-2017



COUNTY: 52.50
ILLINOIS: 105.00
TOTAL: 157.50

07-27-102-020-1301

| 20170401645177 | 2-029-822-400

CCRD REVIEW

UNOFFICIAL COPY

Subject to general real estate taxes for the year 2016 and subsequent years and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois forever.

Permanent index number: **07-27-102-020-1301**

Property address: **629 Derry Ct., Unit 1C, Schaumburg, IL 60193**

DATED this 28th day of April, 2017.

Please

SEAL

X

Andrew B. Bates

X

Print or type

Andrew B. Bates

STATE OF ILLINOIS)

) SS

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Andrew B. Bates, personally known to me to be the same person(s) whose names is subscribed to the foregoing instrument and appeared before me on this day in person, and acknowledged that he signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of April, 2017.

X

Stephanie L. Sorensen
NOTARY PUBLIC

My commission expires 11/18/19

