

UNOFFICIAL COPY

PREPARED BY:

The Law Office of Elena Costa, LLC
10700 W. Higgins Rd., Suite 200
Rosemont, IL 60018

MAIL TAX BILLS TO:

Ashishkumar Patel
612 Waterford Dr. APT 1C
Schaumburg IL 60193

MAIL RECORDED DEED TO:

Snehal A. Patel
612 Waterford Dr. APT 1C
Schaumburg IL 60193

WARRANTY DEED

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Smart Invest Properties LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, whose principal office address is 9455 Bay Colony Dr., Apt. 1N, Des Plaines 60016, County of Cook, and State of Illinois, for and in consideration of TEN and no/100's (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to: Ashishkumar P. Patel and Snehal Patel, husband and wife, of 1627 Percy Ln., Village of Itasca, County of DuPage, and State of Illinois, 60143, not as tenants in common nor as joint tenants, but as tenants by the entirety 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 for the year 2016, 2nd installment, and subsequent years; covenants, conditions, and restrictions of record; private, public and utility easements, roads, and highways; building lines; party wall rights and agreements, if any.

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): 07-27-102-020-1185

Address(es) of Real Estate: 612 Waterford Rd., Unit 1C, Schaumburg, Illinois 60193.

DATED this 28th day of April, 2017

SMART INVEST PROPERTIES LLC

By: [Signature]
Printed Name: Klementina Nikov
Title: Sole Managing Member

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
31514 \$132.00



Doc# 1715839108 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 11:25 AM PG: 1 OF 3

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State of ILLINOIS)
)
 County of COOK) SS



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Klementina Nikov personally known to me to be the Sole Managing Member of Smart Invest Properties, LLC, an Illinois Limited Liability Company, and personally know to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Sole Managing Member, she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of said Limited Liability Company, 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 18th day of April, 2017.



 Notary Public

My Commission Expires: 04/11/2020

REAL ESTATE TRANSFER TAX		07-Jun-2017
 	COUNTY:	66.00
	ILLINOIS:	132.00
	TOTAL:	198.00
07-27-102-020-1185 20170501648471 1-319-993-792		

AFFIX TRANSFER STAMPS ABOVE

or

Exempt under provisions of Paragraph _____, Section 31-45, Property Tax Code.

 (Buyer, Sellers or Representative) Date: _____

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EXHIBIT A

LEGAL DESCRIPTION

Unit 1C, 612 Waterford Road of 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 No. 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, 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.

Permanent Real Estate Index Number: 07-27-102-020-1185.

Property Address: 612 Waterford Rd., Unit 1C, Schaumburg, Illinois 60193.