


UNOFFICIAL COPY

PREPARED BY:
Roeser & Vucha, LLC
920 Davis Road, #100
Elgin, IL 60123

MAIL TAX BILL TO:
Ehsan Chukro and Hanan Shakro
~~652 Mallard Court, #D2~~ 605 White Oak Lane
Bartlett, IL 60103

MAIL RECORDED DEED TO:
Ehsan Chukro and Hanan Shakro
~~652 Mallard Court, #D2~~ 605 White Oak Lane
Bartlett, IL 60103



1716510008D

Doc# 1716510008 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2017 10:56 AM PG: 1 OF 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Robert Jarvis ^{single person and not a party to a Civil Union} of the City of West Dundee, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Ehsan Chukro and Hanan Shakro, of 605 White Oak Lane, Bartlett, Illinois 60103, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit: ~~as husband and wife not as tenants in common but as joint tenants~~

PARCEL 1: UNIT 30-A-2-2 IN HEARTHWOOD FARMS CONDOMINIUM PHASE III, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION UNIT 3, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 88461155, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS TO SAID UNIT AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-30-B-1-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88461155, AS AMENDED FROM TIME TO TIME.

PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEARTHWOOD FARMS CONDOMINIUM UMBRELLA ASSOCIATION RECORDED DECEMBER 11, 1931 AS DOCUMENT 26083806, AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 06-35-400-117-1353
Property Address: 652 Mallard Court, #D2, Bartlett, IL 60103

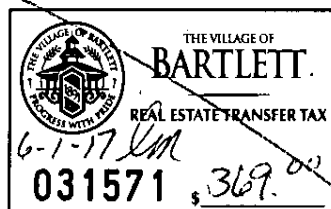
Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

Subject, however, to the general taxes for the year of ²⁰¹⁷ ~~2016~~ and thereafter, 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 Exemptions Laws of the State of Illinois.

Dated this 5th day of June, 2017

Robert Jarvis



REAL ESTATE TRANSFER TAX		07-Jun-2017
COUNTY:	61.50	
ILLINOIS:	123.00	
TOTAL:	184.50	
06-35-400-117-1353 20170501661594 0-218-708-416		

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Jarvis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his 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 notarial seal, this **5th** day of **June**, 2017

Carolyn L. Barclay
Notary Public

My commission expires: 3-2-20



Property of Cook County Clerk's Office