

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1734846022 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2017 09:07 AM Pg: 1 of 3

Dec ID 20171101650217
ST/CO Stamp 0-743-954-464 ST Tax \$325.00 CO Tax \$162.50

(The Above Space for Recorder's Use Only)

BW 17-34408 1/2 K

THE GRANTORS Anthony J. Pacione and Courtney J. Pacione, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Saurabh Bagai, a married man, of 7528 N Kostner Ave, Skokie, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

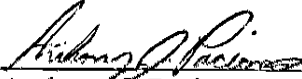
SEE ATTACHED LEGAL DESCRIPTION

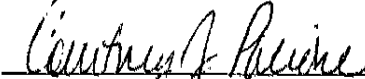
Permanent Index Number(s): 03-29-411-145-0000
Property Address: 712 East Wing Street, Arlington Heights, IL 60004



SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 8th day of December, 2017.


Anthony J. Pacione (Seal)


Courtney J. Pacione (Seal)

REAL ESTATE TRANSFER TAX		12-Dec-2017	
	COUNTY:	162.50	
	ILLINOIS:	325.00	
	TOTAL:	487.50	
03-29-411-145-0000 20171101650217 0-743-954-464			


Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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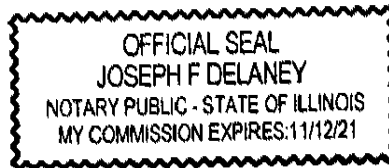
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony J. Pacione and Courtney J. Pacione personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 8th day of December, 2017.



Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:
Leonard Litwin
Litwin
Hodes, Greenstein & ~~Kutwan~~
205 W. Randolph, Suite 1410
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
Saurabh Bagai
712 East Wing Street
Arlington Heights, IL 60004

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION:

PARCEL 1: LOT 8-5, IN ARLINGTON CROSSING, BEING A RESUBDIVISION OF ARLINGTON MARKET BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007 AS DOCUMENT 0705915065 AND CORRECTED BY DOCUMENT 0721144016, AS RECORDED JULY 30, 2007, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2010 AS DOCUMENT 1018229011, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMUNITY AREA AS DEFINED IN THAT CERTAIN COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT NUMBER 1035144040.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION FOR ARLINGTON CROSSINGS TOWNHOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF THE DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010 AS DOCUMENT NUMBER 1035144041.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 712 E Wing St, Arlington Heights, IL 60004

Office of Cook County Clerk's Office