

UNOFFICIAL COPY



1735542074D

WARRANTY DEED

Doc# 1735542074 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2017 03:46 PM PG: 1 OF 3

THE GRANTOR(S), VASANT PATEL, a married man, of Skokie, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Audreia I. Pepper, a single woman of ~~SCHAUMBURG~~, Illinois, the following described Real Estate:

Address of Property: 2303 GLENVIEW CT. SCHAUMBURG, IL 60194

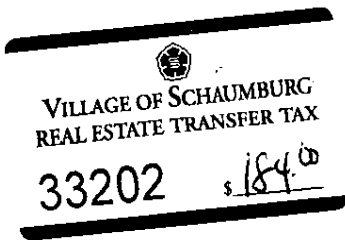
Parcel ID Number: 07-18-404-153-1148

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. This is not a homestead property as to the grantor's spouse.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

DATED this 14 day of December, 2017



Vasant T. Patel (SEAL)
VASANT PATEL

NOT HOME STEAD PROPERTY AS TO GRANTOR'S SPOUSE

AT 17750 lot 2 MD
After recording mail to
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-631-6070

S 1
P 3
S N
SCV 1
INT 1

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STATE OF IL)
COUNTY OF Cook)^{SS}

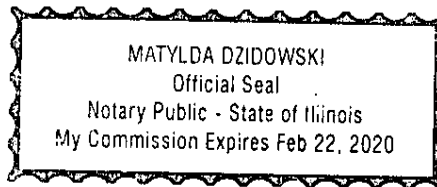
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

VASANT PATEL

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 14 day of December, 2017.

[Signature]
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Ronald Perog
703 W. Prospect Manor Ave
Mt. Prospect IL 60056

SEND SUBSEQUENT TAX BILLS TO:
Andreia I. Pepper
2303 Glenview Court
Schaumburg IL 60194.

REAL ESTATE TRANSFER TAX		21-Dec-2017
COUNTY:		92.00
ILLINOIS:		184.00
TOTAL:		276.00

07-18-404-153-1148 | 20171201667527 | 1-091-167-264

Property of Cook County Clerk's Office

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ALTA COMMITMENT 2006

File No. AT17750
Associated File No:

EXHIBIT A**PARCEL 1:**

UNIT 148 IN SHEFFIELD MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARTS OF CERTAIN LOTS IN SHEFFIELD MANOR UNITS TWO AND THREE IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM FILED NOVEMBER 17, 1972 AS DOCUMENT LR2660814. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FILED DECEMBER 3, 1971, AS DOCUMENT LR2596889 AND AMENDED BY DOCUMENT LR2660813 AND DOCUMENT LR 2797834 AND AS SHOWN ON PLAT OF SUBDIVISION FILED NOVEMBER 6, 1972 AS DOCUMENT LR2658600 AND AS SET FORTH ON PLAT OF SUBDIVISION FILED AS DOCUMENT LR2173801 MADE BY LEVITT RESIDENTIAL COMMUNITIES, INC., AND AS CREATED BY DEED FROM LEVITT RESIDENTIAL COMMUNITIES, INC., TO MICHAEL H. LOCKE AND LYNN N. LOCKE, HIS WIFE, FILED NOVEMBER 27, 1973 AS DOCUMENT LR 2729185 IN COOK COUNTY, ILLINOIS.

**Address of Property:
2303 GLENVIEW CT
SCHAUMBURG, IL 60194**

Parcel ID Number: 07-18-404-153-1148