IOFFICIAL COPY Bt 17-0361514

WARRANTY DEED Illinois Statutory (Individual to Individual)

THE GRANTOR. SHIRLEY MILES, A SINGLE PERSON, of the City of Bartley County of Cook, State of Illinois, for and ir consideration of TEN AND NO/100'S DOLLARS (\$10.00) other good and and consideration, in hand raid. CONVEYS AND WARRANTS to TRISHUL VAGHANI, A SINGLE PERSON, of 678 Heather Lane, Bartlett, IL 60103, all interest in the following described fierly Estate situated in the County of Cool State of Illinois, to wit:



;Doc# 1801904044 Fee \$42.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2018 03:13 PM PG: 1 OF 3

SEE LEGAL DESCRIPTION ATTACHED.

Sound Ch SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index No.:

06-35-400-117-1373

Address of Real Estate:

683 GREENFIELD CT., UNIT A2, BARTLETT, IL 60103

REAL ESTATE TRANSFER TAX			16-Jan-2018
		COUNTY:	68.75
	(30%)	ILLINOIS:	137.50
		TOTAL:	206.25
06-35-400-117-1373		20171201673464	1-873-990-176

1801904044 Page: 2 of 3

UNOFFICIAL COPY

DATED this day of

BY: SHERRIE LYNN HOLLY, AS ATTORNEY IN

FACT

State of Illinois

County of Kane

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SPERRIE LYNN HOLLY, AS ATTORNEY IN FACT FOR SHIRLEY A. MILES, A SINGLE PERSON, 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 they signed, sealed and delivered the said 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 official seal, this

day of December, 2017



This instrument was prepared by:

Attorney James F. Cooke, 215 W. Illinois St., St. Charles, IL 60174

SEND SUBSEQUENT TAX BILLS TQ:

032380

BARTILETT

Trishul Vaghani

683 Greenfield Court, Unit A2

Bartlett, Hz 60103

170 W POUR ST UNIT 1781 CHILAGO, IL 60605

MAIL TO:

Hiten Gardi 939 Plum Grove, Unit C Schaumburg, IL 60173

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LEGAL DESCRIPTION

PARCEL 1: UNIT 38-A-2-1 IN HEARTHWOOD FARMS CONDOMINIUM, PHASE IV, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION, UNIT 4, BEING A PANNED UNIT DEVELOPMENT IN THE SOUTHEAST QUARTER 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 DELARATION OF CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT, NUMBER 90047994, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTILIN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PARECEL II: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-38-1-2-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 90047994, IN COOK COUNTY, ILLINOIS.

PARCE III: EASEMENT APPUR LENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH AND ESTABLISHED BT THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEARTHWOOD FARMS CONDOMINIUM UMBRELLA ASSOCIATION RECORDED DECEMBER 11, 1981 AS DOCUMENT NUMBER 260935906, AS AMENDED BY A SPECIAL AMENDMENT RECORDED JANUAEY 30, 1990 AS DOCUMENT NUMBER 90047992, AND AS MAY BE AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, IN COOK COUNNY, ILLINOIS.