

UNOFFICIAL COPY



WARRANTY DEED

Prepared By:
Attorney Nirav S. Patel
Law Office of Nirav S. Patel, PC
121 Fairfield Way, Ste 106C
Bloomington, IL 60108

Doc# 1808818072 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/29/2018 01:55 PM PG: 1 OF 3

Return To: Igor Nizhnyk
1865 ~~to~~ Koehling Rd
Northbrook, IL 60062

Taxes To/Grantee's Address:
Igor Nizhnyk
1865 Koehling Rd
Northbrook, IL 60062

The Above Space for Recorder's Use Only

THE GRANTOR(S), Kothari Properties LLC, a dissolved Illinois limited liability company, by Manendra M. Kothari, Shreedhar A. Kothari, and Naimesh Shah, each individually and as a member and manager of Kothari Properties LLC, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Igor Nizhnyk and Jie Huang, husband and wife, as Tenants by the Entirety, of 1865 Koehling Rd, Northbrook, IL 60062, all right title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 264 IN WEATHERSFIELD COMMONS QUADRO-HOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 2, 3, AND 4 IN WEATHERSFIELD COMMON PARK BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1970 AS DOCUMENT 21129674, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 4, 1972 AS DOCUMENT 21854990, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		29-Mar-2018	
	COUNTY:	75.00	
	ILLINOIS:	150.00	
	TOTAL:	225.00	
07-20-400-017-1104 20180301625737 1-585-314-336			

File nr: AT180116
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

S ✓
P 3
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SC ✓
INT ✓

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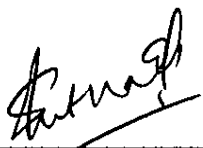
Permanent Index Number: 07-20-400-017-1104

Commonly known as: 1409 Ellisville Lane, Schaumburg, IL 60193

SUBJECT TO: The general taxes for the year of 2017 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 Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises unto the Grantees forever.

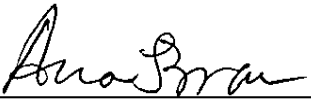
Dated this 14th day of March, 2018

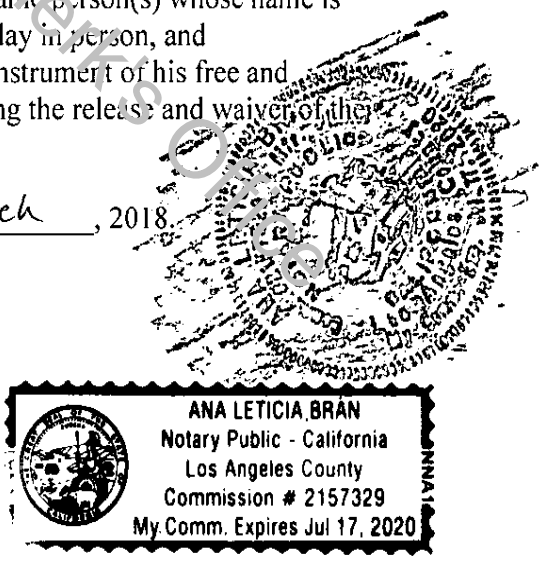
By: 
Shreedhar A. Kothari, Member and Manager

STATE OF California)
)SS
County of Los Angeles)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Shreedhar A. Kothari, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed, and delivered the said instrument of his free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of March, 2018.

 (Notary Public)



89 3-23-18
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
33799 \$ 150.00

