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1062

WARRANTY DEED

Illinois

17 ST 01737 PK



Doc#: 1816249207 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2018 11:03 AM Pg: 1 of 2

Dec ID 20180401639696
ST/CO Stamp 0-156-440-864 ST Tax \$145.00 CO Tax \$72.50

Above Space for Recorder's Use Only

THE GRANTORS, STEPHAN D ROLLINS SR. and PATRICIA ROLLINS, Husband and Wife, of the City of Schaumburg, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, **CONVEYS and WARRANTS to ANKUR PATEL and KHOOSHBU K. PATEL** of 171 Warwick Dr., Glendale Heights, IL 60139, the following described Real Estate situated in the County of **COOK**, in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 510 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001

AS DOCUMENT NUMBER 0010690003, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010690003; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-435, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 5S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

c/k/a: 21 Kristin Drive, Unit 510, Schaumburg, Illinois 60195

P.I.N.: 07-10-101-038-1128

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

subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 13th day of April, 2018

Stephan D Rollins (SEAL)
STEPHAN D. ROLLINS SR.

Patricia Rollins (SEAL)
PATRICIA ROLLINS

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State of Illinois }
 } ss:
County of Cook }

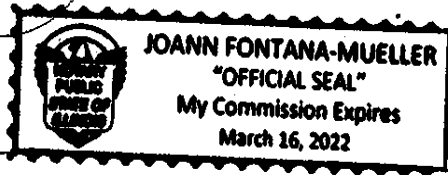
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **STEPHAN D ROLLINS SR. and PATRICIA ROLLINS, Husband and Wife**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of April, 2018

SP 12-18
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

33927 \$145.00

[Signature]
Notary Public



My commission expires: 3/16/2022

GRANTEE herein is prohibited from conveying the property for any sales price for a period of 30 days from the date of this Deed. After this 30 day period, GRANTEE is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of this Deed. These restrictions shall run with the land and are not personal to the GRANTEE.

This instrument was prepared by:

John Mantas, Esq.
Skoubis & Mantas, LLC
1300 West Higgins Road
Suite 209
Park Ridge, Illinois 60068

REAL ESTATE TRANSFER TAX		17-Apr-2018
COUNTY:		72.50
ILLINOIS:		145.00
TOTAL:		217.50
07-10-101-038-1128 20180401639696 0-156-440 36		

MAIL TO: Law Office of
Nirav Patel
121 Fairfield Way
Suite 106 Bloomingdale
IL 60108

SEND SUBSEQUENT TAX BILLS TO:
Ankur Patel
21 Kristin Dr # 510
Schaumburg, IL
60195