

UNOFFICIAL COPY

Doc#: 1818318091 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2018 01:50 PM Pg: 1 of 3

WARRANTY DEED

AFTER RECORDING MAIL TO:
Trivedi & Khan Attorneys at Law
1345 Wiley Road, Suite 110
Schaumburg, IL 60173

Dec ID 20180601612520
ST/CO Stamp 0-269-366-048 ST Tax \$208.00 CO Tax \$104.00

MAIL REAL ESTATE TAX BILL TO:
Nydia Mejias
1909 Grove Ave.
Schaumburg, IL 60193



THE GRANTOR: Ironside Family Trust dated September 17, 2015 as to an undivided 1/2 interest, and Daniel Koss and Eileen Koss, as tenants in common, of the Village of Schaumburg, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Nydia Mejias, a single woman, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit: *L.

See Attached Legal Description

Commonly known as: 1909 Grove Ave., Schaumburg, IL 60193
PIN: 07-32-301-033-1518

This is not a homestead property.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		29-Jun-2018
	COUNTY:	104.00
	ILLINOIS:	208.00
	TOTAL:	312.00
07-32-301-033-1518 20180601612520 0-269-366-048		

6-27-18 DL
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
34502 2080

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

Bw 18042131 1/2 10

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DATED this 22 day of June, 2018.

Diana J. Ironside

Diana J. Ironside, as co-trustee of the Ironside Family Trust dated September 17, 2015

Stuart C. Ironside

Stuart C. Ironside, as co-trustee of the Ironside Family Trust dated September 17, 2015

Daniel Koss

Daniel Koss

Eileen Koss

Eileen Koss

STATE OF Illinois

COUNTY OF Lake

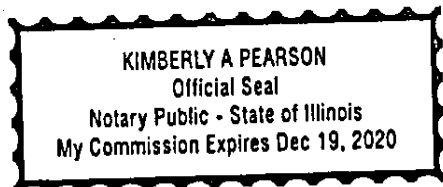
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Diana J. Ironside and Stuart C. Ironside as co-trustees of the Ironside Family Trust dated September 17, 2015, as to an undivided 1/2 interest, and Daniel Koss and Eileen Koss, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 22 day of June, 2018.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

Andrew Pearson
AJP Law Firm, LLC
800 W Central Rd, Suite 105
Mount Prospect, IL 60056



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EXHIBIT A

UNIT 69-B-1909 IN BRIAR POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BRIAR POINTE UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ AND THE SOUTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 11, 1995 AS DOCUMENT 95020876, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office