

UNOFFICIAL COPY

AP1805146 10FD
SPECIAL WARRANTY DEED



1819319265D

GRANTOR(S):

SUMMIT DEVELOPMENT, LLC,
a limited liability company created and
existing under and by virtue of the laws
of the State of Illinois and duly authorized
to transact business in the State of Illinois

Doc# 1819319265 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2018 11:12 AM PG: 1 OF 2

PRESENTLY MAINTAINING OFFICE AT:

27303 N. Chevy Chase Rd.
Mundelein, IL 60060

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, ALIEN AND CONVEY to:

**PANCHANATHAN ARTHABALE CHANDRASEKARAN and SHARANYA
PADMANABHAN, husband and wife**

not in tenancy in common, nor in joint tenancy, but as TENANTS BY THE ENTIRETY, all the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: LOT 15 IN NEWBERRY LANE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 5, 2016 AS A DOCUMENT NO. 1621834052 IN COOK COUNTY, ILLINOIS.

NEW P.I.N.: 02-03-208-036-0000

OLD UNDERLYING PINS: 02-03-208-013; 02-03-208-014; 02-03-208-015; 02-03-208-016;
02-03-208-017; 02-03-208-018; 02-03-208-019; 02-03-208-020;
02-03-208-021

PROPERTY ADDRESS: 2367 N. NEWBERRY LANE, PALATINE, IL 60074

The grantor does covenant, promise, and agree to the grantee that is has does not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited against all persons lawfully claiming, or to claim the same, by through or under grantor, grantor will warrant and defend
SUBJECT TO: (a) general real estate taxes for the current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Common Interest Community Association Act (the "Act" if applicable); (e) the Plat; (f) terms, provisions of the Townhome Documents, including Declaration of Newberry Lane Homeowner's Association, and all amendments exhibits thereto, if any; (g) applicable zoning and building laws and ordinances; (h) encroachments, affecting common areas, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and (n) drainage ditches, tiles and laterals, if any.

Near North National Title
222 N. LaSalle
Chicago, IL 60601



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Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. TO HAVE AND TO HOLD said real estate forever.

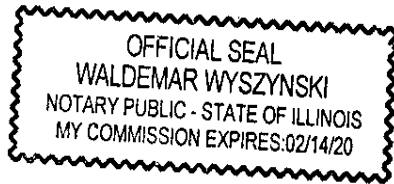
DATED this 9 day of July, 2018.

SELLER: SUMMIT DEVELOPMENT, LLC

By: *Paul Podedworny*
Paul Podedworny, Its Duly Authorized Manager

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Podedworny, Manager of Summit Development, LLC 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 s/he signed, sealed and delivered the said instrument as his/her 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 9 day of July, 2018.



[Signature]
Notary Public

Prepared by: Wyszynski and Associates, P.C., 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to: ← AND → Send Subsequent Tax Bill To:
Panchanathan Arthabasil Chandrasekaran
2367 N. Newberry Lane
Palatine, IL 60074

REAL ESTATE TRANSFER TAX		12-Jul-2018
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
02-03-208-036-0000	20180701622426 1-738-468-128	