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SPECIAL WARRANTY DEED
TENANCY BY THE ENTIRETY



1820055220

Doc# 1820055220 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2018 03:16 PM PG: 1 OF 3

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

~~MAIL TO:~~

Mr. Adnan Kagalwalla
Iqbal Law Office PC
One Westbrook Corp. Center, #300
Westchester, IL 60154

NAME & ADDRESS OF TAXPAYER:

FNU Jang Bahadur and FNU Bhushan Devi
2184 N. Queensburg Circle
Palatine, IL 60074

PT18-46332 (16)

THE GRANTOR, DSM INVESTMENTS, 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, of the Village of Northbrook, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to FNU JANG BAHADUR and FNU BHUSHAN DEVI,* Palatine, husband and wife, as TENANTS BY THE ENTIRETY, and not as Joint Tenants or as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *1317 N Baldwin St., #2D, Palatine, IL.

UNIT 3 IN BUILDING 2 AS DELINEATED ON A SURVEY OF HERITAGE MANOR IN PALATINE CONDOMINIUM OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREAFTER REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY BUILDING SYSTEMS HOUSING CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 21, 1972, AS DOCUMENT NUMBER 22165443, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 02-01-102-053-1365

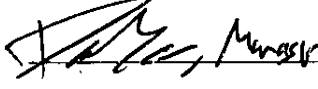
Subject to: General real estate taxes not due and payable, covenants, conditions and restrictions of record, building lines and easements, if any, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

To have and to hold said premises as Tenants By The Entirety, and not as Joint Tenants or as Tenants in Common.

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DATED this 4th day of June, 2018.

DSM Investments, LLC

By: 
Darin S. Marcus, Manager

State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Darin S. Marcus,



known to me to be the same person whose name is subscribed above, appeared before me in person and acknowledged signing and delivering the instrument as his free and voluntary act and deed as Manager of DSM Investments, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of June, 2018.

Maria C. Pieracci
Notary Public

This instrument was prepared by Michael Samuels, 720 Osterman Avenue, Deerfield, Illinois 60015.

Address of Property:
2184 N. Queensburg Circle
Palatine, IL 60074

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

10-Jul-2018



COUNTY:
ILLINOIS:
TOTAL:

99.50
199.00
298.50

02-01-102-053-1365

20180501687321

0-248-148-768

46332

Property of Cook County Clerk's Office