

UNOFFICIAL COPY

Doc#: 1825519129 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2018 10:05 AM Pg: 1 of 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Erikson Law Office, LTD
716 Lee Street
Des Plaines, IL 60016

Dec ID 20180801672735
ST/CO Stamp 1-179-685-024 ST Tax \$180.00 CO Tax \$90.00

MAIL REAL ESTATE TAX BILL TO:

Akta Shah
616 N. Lake Shore Dr.
Palatine, IL 60067

20180801672735
THE GRANTOR: Prabhakar Veeravalli, a single man, of **616 N. Lake Shore Dr., Palatine, IL 60067**, 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 Akta Shah, an unmarried woman**, of City of Waukegan, Illinois, to have and to hold the following described real estate situated in the County of **Cook** in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 616 N. Lake Shore Dr., Palatine, IL 60067
PIN: 02-16-215-141-0000

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

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.

(ct) 1 of 2

186NW635047RM

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DATED this 5 day of September, 2018.

Prabhakar

Prabhakar Veeravalli

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Prabhakar Veeravalli**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

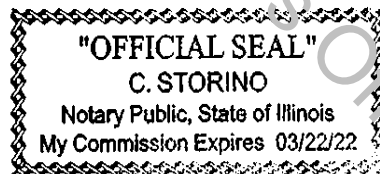
Given under my hand and official seal this 5th day of September, 2018.

C. Storino

Notary Public

NAME AND ADDRESS OF PREPARER:

AJP Law Firm
Attorney at Law
800 W. Central Rd., Suite 105
Mt. Prospect, IL 60056



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LEGAL DESCRIPTION

Order No.: 18GNW635047RM

For APN/Parcel ID(s): 02-16-215-141-0000

PARCEL 1:

LOT 39 IN CORNELL LAKES APARTMENTS UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT 87292350, AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1977 AND KNOWN AS TRUST NUMBER 41512 TO GEORGE KULINCZENKO AND ANNA KULINCZENKO, HIS WIFE, RECORDED AS DOCUMENT 88298365 FOR WALKS, DRIVEWAYS, INGRESS AND EGRESS, PARKING AND RECREATIONAL FACILITIES, OVER SUCH PORTIONS OF THE FOLLOWING PROPERTY AS FALL IN COMMON AREAS, AS COMMON AREAS ARE DEFINED IN SAID DECLARATION OF EASEMENT: LOTS 1 AND 2, THE SOUTH 60 FEET OF LOT 3 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), AND ALL OF LOT 4 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE FARMS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, AND OF THE NORTH WEST 1/4 OF THE SOUTHWEST 1/4, AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, AND ALSO THAT PART OF LOT 8 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, ALL IN COOK COUNTY, ILLINOIS