

UNOFFICIAL COPY



WARRANTY DEED
(Illinois) (Individual to Individual)

1901141027D

Doc# 1901141027 Fee \$40.00

PREPARED BY:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2019 02:50 PM PG: 1 OF 2

MAIL TO:

~~Marc Sargis, Esq.~~
766 Lincoln Ave. #108
Lincolnwood, IL 60712

SEND TAX BILL TO

Hermes Youkhana
8900 David Pl, 1F
Des Plaines, IL 60016

FIRST AMERICAN TITLE
FILE# *1950664*

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the Grantor, Pankaj R. Gohel, of 8917 Lyons St, Des Plaines, IL 60016, hereby conveys and warrants to the Grantees, Hermes Youkhana and Ramzi Youkhana, ~~husband and wife~~, of 9059 W Terrace Pl. Des Plaines, IL 60016, as tenants by the entirety,

BOTH MARRIED AS JOINT TENANTS BUT AS TENANTS IN COMMON.

the Real Estate located at 8900 David Place, 1F, Des Plaines, IL 60016 and having a P.I.N. of 09-10-401-085-1006 and legally described as

PARCEL 1: UNIT NUMBER 106F IN COURTLAND SQUARE CONDOMINIUM BUILDING NO. 29, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH EAST QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTH EAST QUARTER OF SECTION 10; THENCE NORTH 522.25 FEET ALONG THE EAST LINE OF SAID SOUTH EAST QUARTER; THENCE WEST 565.5 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID SOUTH EAST QUARTER TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING WEST 73.5 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 184.96 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTH EAST QUARTER; THENCE EAST 70.51 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF THE AFORESAID SOUTH EAST QUARTER; THENCE SOUTH 184.96 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTH EAST QUARTER TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 25053461; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MARCH 1, 1979 AND RECORDED JULY 17, 1979 AS DOCUMENT 25053432 AND RECORDED AS DOCUMENT 25217261 AND AS CREATED BY DEED MADE BY HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST NUMBER 39321 TO GEORGE P. BINDER AND MARION L. BINDER, HIS WIFE AND RECORDED AS DOCUMENT 25157890.

hereby releasing and waiving all rights of the Grantor under and by virtue of the Homestead Exemption Laws of Illinois, and SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; and covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. *This is not homestead property with respect to the Grantor.*

Dated January 3, 2019

x *P. R. Gohel*
Pankaj R. Gohel

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

MKM 1/19
City of Des Plaines

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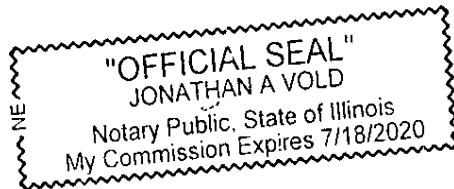
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CERTIFICATION

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that **Pankaj R. Gohel**, personally known to me to be the same person as named herein, appeared before me this day and acknowledged signing and delivering this deed as a free and voluntary act, for the uses and purposes therein set forth.

Dated 1-3-19
Commission expires 7-18-20

 , Notary Public



FIRST AMERICAN TITLE
FILE # 2950648

REAL ESTATE TRANSFER TAX		10-Jan-2019
COUNTY:		49.75
ILLINOIS:		99.50
TOTAL:		149.25
09-10-401-085-1006	20190101672241	1-778-437-792

Property of Cook County Clerk's Office