

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

FIRST AMERICAN TITLE
FILE # 2980854



Doc# 1922542047 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/13/2019 10:50 AM PG: 1 OF 3

Preparer File: 2980854
FATIC No.:

THE GRANTOR(S) Syed J Ashraf, a married man and Noor S. Nizamuddin, a married woman, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jacob Chabrier Lennon, South Elgin, Kane County, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

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

Permanent Real Estate Index Number(s): 02122000921038

Address(es) of Real Estate: 1275 E. Baldwin Lane 401
Palatine, IL 60074

Dated this 29th day of July, 2019

S. J. Ashraf

Syed J Ashraf

Noor S. N

Noor S. Nizamuddin

REAL ESTATE TRANSFER TAX

08-Aug-2019



COUNTY: 72.75
ILLINOIS: 145.50
TOTAL: 218.25

02-12-200-092-1038

| 20190701640345 | 1-094-376-544

S Y
P 3
S —
M —
SC Y
E —
INT ##



First American
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Syed J Ashraf and Noor S. Nizamuddin, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 29th day of July, 20 19.



[Signature]
Notary Public

Prepared by:
Tajuddin and Khan PC
450 East 22nd St. Suite 150
Lombard, IL 60148

Mail to:
Diana Mendoza Pacheco
5715 W. Irving Park Road
Chicago, IL 60634

Name and Address of Taxpayer:
Jacob Chabrier Lennon
610 E. Main
South Elgin, IL 60177

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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Exhibit "A" – Legal Description

PARCEL 1: UNIT NO. 401, IN SAN TROPAL CONDOMINIUM, BUILDING NUMBER 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH 780 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE-THEREOF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 24917327; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, TRUST NO. 1067400, DATED MARCH 31, 1976, AND RECORDED APRIL 12, 1976, AS DOCUMENT NUMBER 23448134 AND CREATED BY DEED, FROM MIDWEST BANK AND TRUST COMPANY, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT AND DATED SEPTEMBER 19, 1978, AND KNOWN AS TRUST NUMBER 78-09-2714 TO BURDETTE V. MICHAEL AND EVELYN A. MICHAEL, RECORDED AUGUST 7, 1979 AS DOCUMENT 25988910, IN COOK COUNTY, ILLINOIS.

County of Cook County Clerk's Office

