

UNOFFICIAL COPY

Doc#: 1925255383 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/09/2019 11:59 AM Pg: 1 of 3

Record at:

Edward M. Moody
Cook County Recorder of Deeds
Recording Division
118 N. Clark Street, Room 120
Chicago, Illinois 60602
Phone: (312) 603-5050
Fax: (312) 603-5063

Dec ID 20190901679451
ST/CO Stamp 2-089-935-456 ST Tax \$315.00 CO Tax \$157.50

WARRANTY DEED

(1667)
Chicago Title / RSM
1965C001008LP

Space Above for Recorder's Use

Mail to:

Judy L. DeAngelis
767 Walton Lane
Ormslake, IL 60030

Name & Address of Taxpayer:

Anjali Chauhasia and Pradeep S. Rawat
13035 Parkside Dr. B3
Palatine, IL 60067-7393

THE GRANTORS, Yu Zhou (a/k/a Joey Yu Zhou) and Julia H. Huang, husband and wife,
of the City/Village of Rolling Meadows, County of Cook, State of Illinois

for and in consideration of TEN and NO/100 Dollars, and other good and valuable consideration,

CONVEYS and WARRANTS to THE GRANTEES, Anjali Chauhasia and Pradeep S. Rawat, wife and husband

of 1410 Valley Lake Drive, #202, City/Village of Schaumburg, State of Illinois

in the form of ownership not tenants in common, not joint tenants, but tenants by the entirety

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A."

Common Address: 1303 S. Parkside Dr. B3, Palatine, IL 60067-7393
County PIN: 02-27-111-117-1264

Subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and

Grantors hereby affirmatively aver that the Real Estate is not homestead property as to Grantors pursuant to or under the Homestead Exemption Laws of the State of Illinois.

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Dated this 4th day of September, 2019.

Signature(s) of Grantor:

[Signature]
(Signature)
Yu Zhou
(Printed Name & Title)

[Signature]
(Signature)
Julia H. Huang
(Printed Name)

STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Yu Zhou (name/s of person/s) personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarized seal, this 30th day of August, 2019

My commission expires 1/1



[Signature]
Notary Public

STATE OF IL
COUNTY OF Cook

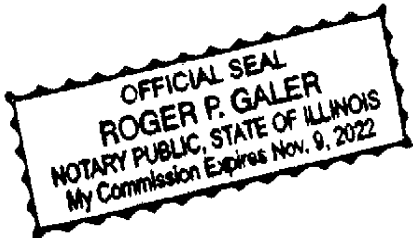
I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Julia He Huang (name/s of person/s) personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarized seal, this 4th day of Sept., 2019

My commission expires 11/19/2022

[Signature]
Notary Public

Prepared by:
Roger Galer
The Galer Firm, P.C.
225 W. Washington St., Suite 2200
Chicago, IL 60606



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EXHIBIT A

Order No.: 19GSC021008LP

For APN/Parcel ID(s): 02-27-111-117-1264

UNIT NUMBER AR5-B3 IN PARKSIDE ON THE GREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHWEST 1/4 AND THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH AND EAST OF PLUM GROVE HILLS UNIT ONE, RECORDED AS DOCUMENT NUMBER 23683794 AND PLUM GROVE HILLS UNIT TWO, RECORDED AS DOCUMENT NUMBER 23963770, AND LYING NORTH OF THE NORTHERLY LINE OF EUCLID AVENUE AS SHOWN ON DOCUMENT NUMBER 28511292 AND AS DESCRIBED BY DOCUMENT NUMBER 22786903 AND DOCUMENT NUMBER 22786905, AND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF QUENTIN ROAD AND SOUTH LINE OF PEREGRINE DRIVE, AS SHOWN ON THE PLAT OF SUBDIVISION OF AFORESAID PLUM GROVE HILLS UNIT ONE; THENCE EASTERLY AND NORTHEASTERLY ALONG THE AFORESAID SOUTH LINE OF PEREGRINE DRIVE FOR 585.97 FEET TO A PART OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1404.18 FEET; THENCE NORTHEASTERLY ALONG SAID CURVED LINE FOR 212.34 FEET TO THE PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT FOR 462.87 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 20 DEGREES 38 MINUTES 28 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED LINE AT THE LAST DESCRIBED POINT FOR 330 FEET TO A BEND POINT IN THE AFORESAID NORTHERLY LINE OF EUCLID AVENUE; AND ALSO THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 LYING NORTH AND WEST OF ARTHUR T. MC INTOSH AND CO'S PALATINE ESTATES UNIT NO. 3, RECORDED AS DOCUMENT NUMBER 9591352;

WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88566712 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.