

# UNOFFICIAL COPY

Doc#: 1927413055 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/01/2019 10:45 AM Pg: 1 of 2

Dec ID 20190901698318  
ST/CO Stamp 1-050-003-040 ST Tax \$162.50 CO Tax \$81.25

1923464 ①

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

MAIL TO:  
Mr. Dennis Hennessy  
Attorney at Law  
215 Catalpa Avenue  
Itasca, IL 60143

THE GRANTORS, Martin P. McGowan and Marian T. McGowan, husband and wife, of the Village of Arlington Heights, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Jay Saraiya and Purvi Saraiya, husband and wife, of 914 W. Lukas Avenue, Palatine, IL 60067, not as tenants in common nor as joint tenants with right of survivorship but as tenants by the entirety, the following described real estate situated in the County of Cook, State of Illinois to-wit:

### PARCEL 1:

**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

UNIT 1419-LB1, IN LEXINGTON GREEN CONDOMINIUM AS DELINEATED ON THE SURVEY OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 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 CENTRAL NATIONAL BANK IN CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1974 AND KNOWN AS TRUST NO. 20534, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22925344, AND 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 UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

### PARCEL 2:

A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G1419LB1, AS DELINEATED ON SURVEY ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22925344 AS SET FORTH IN AMENDMENTS THERETO RECORDED AS DOCUMENT 22925344 AS SET FORTH IN AMENDMENTS THERETO RECORDED AS DOCUMENT NOS. 22937531, 22939426, 22969529, 23056564, 23129157, 23188446, 23244162, 23317082, 2349297, 23418882, 23183798.

COMMONLY KNOWN AS: 404 Sandalwood Lane, B1, Schaumburg, IL 60193  
PERMANENT INDEX NUMBER: 07-24-303-017-1115


SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements established by or implied from the Declaration of Condominium and any 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 and any amendments thereto; and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

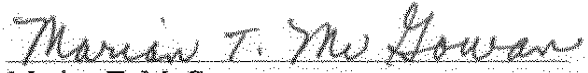
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND TO HOLD said premises as tenants by the entirety forever.

*[SIGNATURE PAGE TO FOLLOW]*

# UNOFFICIAL COPY

DATED this 25 day of September, 20 19.

  
Martin P. McGowan

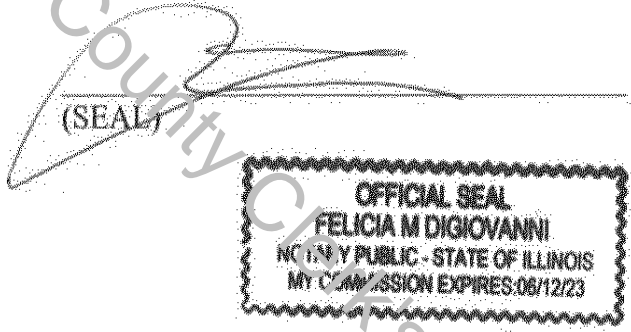
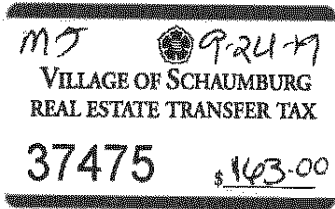
  
Marian T. McGowan

**\*THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTORS\***

STATE OF ILLINOIS     )  
                                          ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) 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 uses and purposes herein set forth.

Given under my hand and official seal this 25<sup>th</sup> day of SEPTEMBER, 2019.



**This document prepared by:**  
Spina McGuire & Okal, P.C.  
Felicia M. DiGiovanni  
7610 West North Avenue  
Elmwood Park, IL 60707  
708-453-2800

**Send future tax bills to:**  
Jay & Purvi Saraiya  
404 Sandalwood Lane  
B1  
Schaumburg, IL 60193

REAL ESTATE TRANSFER TAX		30-Sep-2019
COUNTY:		81.25
ILLINOIS:		162.50
<b>TOTAL:</b>		<b>243.75</b>
07-24-303-017-1115   20190901698318   1-050-003-040		

