

# UNOFFICIAL COPY

Doc#. 2001557004 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/15/2020 08:50 AM Pg: 1 of 3

Dec ID 20191201679708  
ST/CO Stamp 0-612-434-784 ST Tax \$172.00 CO Tax \$86.00

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR

Mohammed Imran Khan  
4210 Bayou Hollow Ln  
Richmond, TX 77406

(The Above Space for Recorder's Use Only)

196NW711172SK 11 KSC RM  
THE GRANTOR Mohammed Imran Khan, a married man, of 4210 Bayou Hollow Ln  
Richmond, TX 77406 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and  
other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Peter  
Petrov of 1054 Wigtown Ct, Wheaton, IL 60193, in fee simple forever, the following described  
real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"  
Permanent Index Number(s): 07-33-104-131-0000

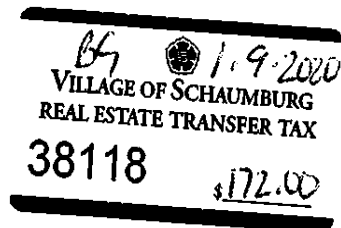
Property Address: 1117 Regency Ct, Schaumburg, IL 60193

**SUBJECT TO:** Hereby releasing and waiving all rights under and by virtue of the  
Homestead Exemption Laws of the State of Illinois, SUBJECT TO Covenants, conditions  
and restrictions of record and building lines and easements, if any, provided they do not  
interfere with the current use and enjoyment of the Real Estate; and general real estate taxes  
not due and payable at the time of Closing.

PROPERTY IS NOT HOMESTEAD FOR GRANTOR AND GRANTOR'S SPOUSE.

Dated this 30 day of DECEMBER, 2019

Md. Imran Khan  
Mohammed Imran Khan



20191201679708

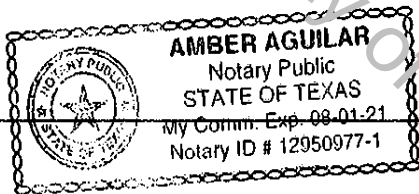
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Texas  
 STATE OF ~~ILLINOIS~~ )  
                     ~~FOURTH~~ ) SS,  
 COUNTY OF ~~COOK~~ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mohammed Imran Khan 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 acknowledged that signed, sealed and delivered in the instrument as 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 notarial seal, this 30 day of December, 2019.

Amber Aguilar  
 Notary Public



THIS INSTRUMENT PREPARED BY  
 Law Offices of CK & Associates, LLC  
 8930 Waukegan Rd., Ste. 210  
 Morton Grove, IL 60053

## MAIL TO:

Patrick F Cleary  
 449 Taft Ave  
 Glen Ellyn, IL 60137

## SEND SUBSEQUENT TAX BILLS TO:

Peter Petrov  
 1117 Regency Ct  
 Schaumburg, IL 60193

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## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 14 IN WELLINGTON COURT, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1988 AS DOCUMENT 88598270 DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 14; THENCE SOUTH 37 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 58.23 FEET TO A BEND POINT IN THE EASTERLY LINE OF SAID LOT 14; THENCE SOUTH 67 DEGREES 22 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 14, A DISTANCE OF 16.59 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUING SOUTH 67 DEGREES 22 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 14, A DISTANCE OF 17.00 FEET; THENCE NORTH 22 DEGREES 40 MINUTES 20 SECONDS WEST 108.97 FEET TO A POINT ON A CURVE, BEING THE NORTHERLY LINE OF SAID LOT 14; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, BEING THE NORTHERLY LINE OF LOT 14; BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 63.00 FEET, HAVING A CHORD BEARING OF NORTH 43 DEGREES 53 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 9.81 FEET; THENCE SOUTH 50 DEGREES 33 MINUTES 50 SECONDS EAST 17.12 FEET; THENCE SOUTH 22 DEGREES 40 MINUTES 20 SECONDS EAST 97.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.