

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#. 2011320010 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/22/2020 08:42 AM Pg: 1 of 3

Dec ID 20200301642738
ST/CO Stamp 0-560-146-656 ST Tax \$103.00 CO Tax \$51.50

FIRST AMERICAN TITLE
FILE # 3014791

Preparer File: 3014791
FATIC No.:

THE GRANTOR(S) Farheen Qureshi, a married woman of the City of Hoffman Estates, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Hermando Parra, Single, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Covenants, Conditions and Restrictions of Record, (e) Zoning laws and Ordinances; (f) Easements for public utilities; (g) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

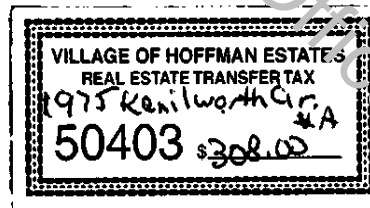
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 07-08-109-072-1017 (Vol. 000)

Address(es) of Real Estate: 1975 Kenilworth Circle A
Hoffman Estates, IL 60195

Dated this 20th day of March 2020

THIS IS NOT HOMESTEAD PROPERTY



Farheen Qureshi

Farheen Qureshi



First American
Title Insurance Company

Warranty Deed - Individual

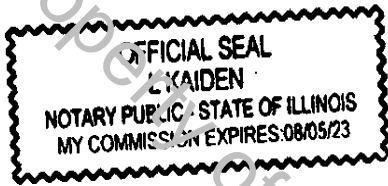
UNOFFICIAL COPY

STATE OF ILLINOIS,
COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Farheen Qureshi, 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 20th day of March 2020.



[Handwritten Signature]

Notary Public

Prepared by:
Law Office of Helen Barcham, Inc.
2400 Ravine Way Suite 200
Glenview, IL 60025

Mail to:

AMY HO, ED.
5101 WASHINGTON ST. #5A
GURNEE, IL 60031

Name and Address of Taxpayer:

HERNANDO PARIAT
1975 KENILWORTH CIRCLE A
HOTTMAN ESTATES, IL 60145



UNOFFICIAL COPY

Exhibit "A" – Legal Description

PARCEL I:

UNIT NO. 1975-A IN THE HUNTINGTON CLUB 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BLOCKS 11 AND 13 IN HUNTINGTON CLUB, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 15, 1993 AS DOCUMENT NUMBER 93924435, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE HUNTINGTON CLUB 1 CONDOMINIUM ASSOCIATION MADE BY BOULEVARD BANK, A UNITED STATES CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 10, 1993 AND KNOWN AS TRUST NUMBER 9770, RECORDED SEPTEMBER 27, 1994 AS DOCUMENT NUMBER 94839137, AND AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS

PARCEL II:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL I OVER, THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION DATED SEPTEMBER 1, 1979 AND RECORDED AS DOCUMENT NUMBER 25214474 AND REGISTERED AS DOCUMENT NUMBER 3143390, FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER PROPERTIES AS THEREIN DESCRIBED, IN COOK COUNTY, ILLINOIS.

PARCEL III:

PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL I OVER, THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NUMBER 93943916, FOR THE PURPOSES SET FORTH THEREIN, IN COOK COUNTY, ILLINOIS.

