

UNOFFICIAL COPY

Doc#: 2014107232 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/20/2020 11:45 AM Pg: 1 of 3

Dec ID 20200301648750
ST/CO Stamp 1-715-541-216 ST Tax \$105.00 CO Tax \$52.50

WARRANTY DEED

(The space above for Recorder's use only)

The Grantors,

Martin A. Duke and Kellie A. Duke, Husband and Wife, of the Village of Bartlett, County of COOK, State of IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Suresh Patel of 2 W Shelly, Elk Grove Village, IL. 60007, the following described Real Estate situated in COOK County, Illinois, legally described as:

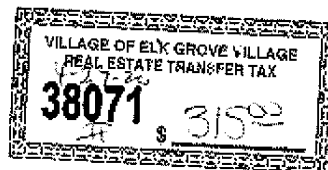
PARCEL 1:

UNIT 119-3 IN BOARDWALK CONDOMINIUM AS DELINEATED ON SURVEY OF LOTS OF PARTS THEREOF IN BOARDWALK SUBDIVISION OF PART OF THE NORTH 15 ACRES OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1972 AS DOCUMENT NUMBER 21840416 IN COOK COUNTY, ILLINOIS (HEREAFTER REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY NATIONAL BANK OF AUSTIN, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 8, 1972 AND KNOWN AS TRUST NUMBER 5160 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22633866 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 THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Deed (PIN): 08-32-200-017-1111

April 24, 2020

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20-70317
North American Title Company
1776A S. Naperville Rd #200
Wheaton, IL 60189

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PARCEL 2:

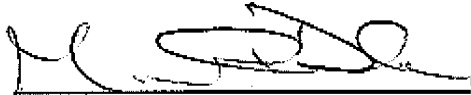
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT FROM ELK GROVE MEDICAL DENTAL PARK, INCORPORATED TO RUTH E. LYNCH, DATED MAY 12, 1972 AND RECORDED MAY 26, 1972 AS DOCUMENT NUMBER 21917836 FOR INGRESS AND EGRESS OVER THE NORTH 20 FEET OF THE SOUTH 205 FEET OF THE EAST 397.08 FEET OF THE NORTH 15 ACRES OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Address: 119 Boardwalk, Unit 1E, Elk Grove Village, IL. 60007
Permanent Index Number (PIN): 08-32-200-017-1111

The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said property forever.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; declaration of condominium; and general real estate taxes for 2019 and subsequent years.

Dated this 24 day of April, 2020



_____(SEAL)
Martin A. Duke


_____(SEAL)
Kellie A. Duke

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 Martin A. Duke and Kellie A. Duke, personally known to me to be the same persons whose names are subscribed in 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 24 day of April, 2020.



Notary Public
Lake County

Deed (PIN): 08-32-200-017-1111
Date: April 24, 2020
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This instrument was prepared by: Gary Rizzo Attorney at Law
1537 Ammer Road
Glenview, IL 60025

MAIL TO:

Joseph A. La Zara & Associates
7246 W. Touhy Avenue
Chicago, IL. 60631

Mail Tax Bill to:

Suresh Patel
2 W Shelley
Elk Grove Village, IL. 60007

Deed, pg 3 of 3
April 24, 2020

Property Address: 119 Boardwalk, Unit 1E, Elk Grove Village, IL. 60007
Permanent Index Number (PIN): 08-32-200-017-1111

Property of Cook County Clerk's Office