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Doc#: 2025339073 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/09/2020 11:18 AM Pg: 1 of 3

WARRANTY DEED

ILLINOIS STATUTORY

MAIL TO:

Kenneth & Buckley, LLC
102 S. Wynstone Park Dr.
North Barrington, IL 60010
ATTN: MICHAEL GRESIN

Dec ID 20200701640361
ST/CO Stamp 0-278-703-840 ST Tax \$1,220.00 CO Tax \$610.00

NAME & ADDRESS OF TAX PAYER:

FORUMS 1173, LLC
3548 Dauphine Ave.
Northbrook, IL 60062

CT CT/2065A216005LP
NSX Dec 1st

THE GRANTORS, RKJ Properties, LLC, a Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address, 79 Germaine Place, Schaumburg, Illinois 60173 for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY and WARRANT to the GRANTEE, *Forums 1173 LLC, an Illinois Limited Liability Company*, all interest, in Fee Simple as in the following described real estate, both situated in the County of Cook, in the State of Illinois, to wit: 1322 Ports O'Call, Palatine, IL 60074 (Permanent Index Number-PIN: 02-12-200-022-0000); (2) 1498 Ports O'Call, Palatine, IL 60074 (Permanent Index Number-PIN: 02-12-200-039-000), as delineated on a survey of the following description of real estates:

PARCEL 1:

THAT PART OF THE EAST 705.78 FEET (EXCEPT THE EAST 206.31 FEET) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, 807.15 FEET SOUTH, AS MEASURED ALONG THE WEST LINE THEREOF, AND 359.89 FEET EAST, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE, OF THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 70 DEGREES, 20 MINUTES EAST, THE WEST LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF NORTH-SOUTH, 64.33 FEET; THENCE SOUTH 19 DEGREES, 40 MINUTES WEST, 51 FEET; THENCE NORTH 70 DEGREES, 20 MINUTES WEST, 64.33 FEET; THENCE NORTH 19 DEGREES, 40 MINUTES EAST, 51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

THAT PART OF THE EAST 705.78 FT (EXCEPT THE EAST 206.31 FEET) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 47.09 FEET SOUTH, AS MEASURED ALONG THE WEST LINE THEREOF, AND 289.84 FEET EAST, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE, OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST, THE WEST LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF NORTH-SOUTH, 47.50 FEET; THENCE SOUTH 24.0 FEET; THENCE EAST 3.50 FEET; THENCE SOUTH 40.33 FEET; THENCE WEST 51.0 FT; THENCE NORTH, 64.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCLES 1 AND 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS OF A PLANNED UNIT DEVELOPMENT "PORTS O'CALL" OF PALATINE DATED JUNE 14, 1976, AND RECORDED JUNE 14, 1976 AS DOCUMENT NO. 23518364, IN COOK COUNTY, ILLINOIS.

Subject to: (1) General real estate taxes for the year 2019 and subsequent years; (2) Covenants, conditions, and restrictions of record.

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 not as TENANTS IN COMMON and not as JOINT TENANTS but in Fee Simple.

WARRANTY DEED: FEE SIMPLE

Signatures of GRANTOR, RKJ Properties, LLC



GURCHARN S. JHAJ, Member



JAIDEV S. BHATTAL, Member



NAVDEEP S. JHAJ, Member



SUKHRAJ S. THAKHAR, Member

State of Illinois) SS.
County of Cook)

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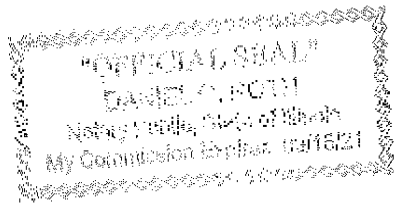
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **GURCHARN S. JHAJ, JAIDEV S. BHATTAL, NAVDEEP S. JHAJ, and SUKHRAJ S. THAKHAR**, the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notaries seal, this 23rd day of July, 2020.



Notary Public

My commission expires on 9/16/21.



NAME AND ADDRESS OF PREPARER:

*Navdeep S. Jhaj, Attorney at Law
2172 Sprucewood
Des Plaines, IL 60018*

COUNTY: ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH __, SECTION 4, REAL ESTATE TRANSFER ACT.

Property of Cook County Clerk's Office