

# UNOFFICIAL COPY

Doc#: 2026920009 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/25/2020 08:42 AM Pg: 1 of 3

Dec ID 20200701637615  
ST/CO Stamp 0-650-608-352 ST Tax \$124.50 CO Tax \$62.25

## WARRANTY DEED (ILLINOIS STATUTORY)

THE GRANTOR(s):

Eric S. Molner,  
an unmarried man

(The Above Space for Recorder's Use Only)

of the Village of Carpentersville, County of Kane, State of Illinois, 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 ~~Rijal Shah and Brijesh Shah, husband and wife~~ of the Village of Hoffman Estates, County of Cook, State of Illinois, ~~as tenants by the entirety~~, all interest the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*\*A married woman*  
**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Property Address: 1755 Robin Walk, <sup>unit</sup> A, Hoffman Estates, IL 60169

Permanent Index Number(s): 07-08-300-019-1097

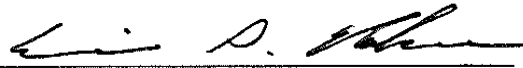
**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year **2020** and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 22 day of July, 2020.

*EMO*  
*2020-09-25*

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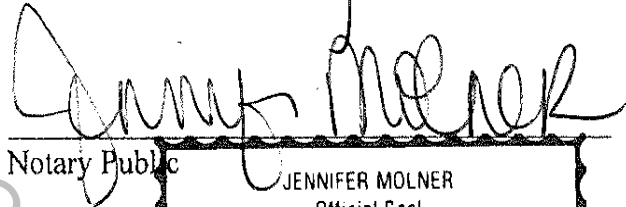
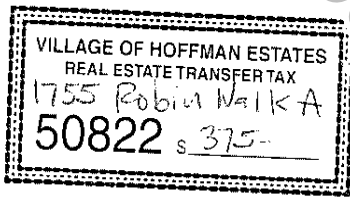


Eric S. Molner

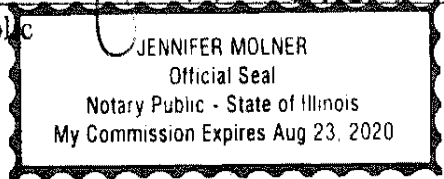
STATE OF IL )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric S. Molner 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 he signed, sealed and delivered in the instrument as his 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 22 day of July, 2020.



Notary Public



THIS INSTRUMENT PREPARED BY:

Erickson Law Office, Ltd.  
716 Lee Street  
Des Plaines, IL 60016

MAIL TO:

Kugia & Forte  
Attn: Steven Forte  
711 W Main  
West Dundee, IL 60118

SEND SUBSEQUENT TAX BILLS TO:

~~Bijal and Brijesh Shah~~  
1755 Robin Walk A  
Hoffman Estates, IL 60169

REAL ESTATE TRANSFER TAX



07-08-300-019-1097

04-Aug-2020

COUNTY: 62.25  
ILLINOIS: 124.50  
TOTAL: 186.75

202007018378-5 | 0-650-608-352

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## EXHIBIT A LEGAL DESCRIPTION

Property Address: 1755 Robin Walk, <sup>unit</sup>A, Hoffman Estates, IL 60169

Permanent Index Number(s): 07-08-300-019-1097

### PARCEL 1:

UNIT NUMBER "A" 1755 ROBIN WALK, HOFFMAN ESTATES, ILLINOIS IN THE MOON LAKE VILLAGE TWO STORY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN PETER ROBIN FARMS UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 11/14/1969 AS DOCUMENT 21013530, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24686037, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT 24686036, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office