

UNOFFICIAL COPY

AFF-2015665

Doc# 2103206089 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2021 10:35 AM Pg: 1 of 2

Dec ID 20201201685408
ST/CO Stamp 1-928-265-696 ST Tax \$134.00 CO Tax \$67.00

WARRANTY DEED

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Timothy Payne and Yang Lu, husband and wife
of
5822 River Birch Drive

(The Above Space for Recorder's Use Only)

of the Village of Hoffman Estates of the County of Cook, State of *Illinois* for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

Nashin Shareef, a _____
of

the following described Real Estate situated in the County of Cook, in the State of *Illinois*, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2020 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 07-08-101-019-1154
Address of Real Estate: 1722 Sessions Walk, Hoffman Estates, IL 60169

DATED this 14 day of December, 2020

Timothy Payne (SEAL)

Yang Lu (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Timothy Payne and Yang Lu, known to me to be the same persons whose names 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 14 day of December, 2020.

Commission expires _____ 20 _____

Marcia Mercier
NOTARY PUBLIC



This instrument was prepared by: Lucas & Apostolopoulos, Ltd., 881 West Lake Street, Addison, Illinois 60101.

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Legal Description

of premises commonly known 1722 Sessions Walk, Hoffman Estates, IL 60169

PARCEL 1: UNIT 1722 IN SESSIONS WALK IN HILLDALE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF FRACTIONAL SECTION 5 AND PART OF THE WEST 1/2 OF SECTION 8 ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25211897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT AS CREATED BY DECLARATION OF EASEMENT, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION RECORDED AS DOCUMENT 25214474 AND FILED AS DOCUMENT LR 3143390 FOR INGRESS AND EGRESS AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25211897 AND AS CREATED BY DEED RECORDED DECEMBER 14, 1979 AS DOCUMENT 25282542 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 45354 TO MICHAEL F. MARTINEZ AND BETSY M. MARTINEZ HIS WIFE.

REAL ESTATE TRANSFER TAX

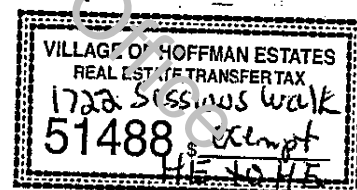
04-Jan-2021



| | |
|-----------|--------|
| COUNTY: | 67.00 |
| ILLINOIS: | 134.00 |
| TOTAL: | 201.00 |

07-08-101-019-1154

| 20201201685408 | 1-928-265-696



MAIL TO:

Andrew Pearson
411 E. Business Center Suite 108
Mount Prospect IL 60056

SEND SUBSEQUENT TAX BILLS TO:

Naushin Shareef
1722 Sessions Walk
Hoffman Estate Il. 60169