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Doc#: 2103412434 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2021 01:17 PM Pg: 1 of 3

WARRANTY DEED

Prepared By:
Attorney Chandni D. Patel
Law Office of Nirav S. Patel, PC
121 Fairfield Way, Ste 100
Bloomington, IL 60108

Dec ID 20210101605935
ST/CO Stamp 1-663-283-216 ST Tax \$112.00 CO Tax \$56.00

Return To:

URSULA AND MIROSLAW BIELAGA
8999 Kennedy Dr
Unit 2E
Des Plaines IL 60016

Taxes To/Grantee's Address:

URSULA AND MIROSLAW BIELAGA
8999 Kennedy Dr.
Unit 2E
Des Plaines IL 60016

The Above Space for Recorder's Use Only

THE GRANTOR(S), PHD Investments LLC, an Illinois Limited Liability Company, of 953 N Plum Grove Rd, Unit B, Schaumburg, IL 60173, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Ursula Bielaga and Mirosław Bielaga, wife and husband of 8999 Kennedy Drive, Des Plaines IL 60016 as ~~Tenants By the Entirety/ Joint Tenants/ Tenants In Common~~, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION

PARCEL 1:

UNIT 205-E IN BALLARD COURT CONDOMINIUM BUILDING NO.7, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
PART OF LOT 1 IN GEOTTSCHES SUBDIVISION OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;
AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM REGISTERED JULY 16, 1980 AS DOCUMENT LR3169389, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS, FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE BALLARD COURT HOMEOWNERS' ASSOCIATION REGISTERED JULY 16, 1980 AS DOCUMENT LR3169382, IN COOK COUNTY, ILLINOIS.

File nr: AT 2021430
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

Camera 1-07-2021
City of Des Plaines


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Property Address: 8999 KENNEDY DR UNIT 2E DES PLAINES, IL 60016
Parcel ID Number: 09-15-307-167-1013

SUBJECT TO: The general taxes for the year of ²⁰²⁰2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises unto the Grantees forever.


Dated this 6th day of JAN, 2021

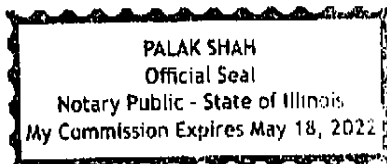
By: 
PHD Investments LLC
By: Hemant Shah
Its: Manager

STATE OF ILLINOIS)
)SS
County of COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Hemant Shah, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed, and delivered the said instrument of his free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

* as Manager of PHD Investments LLC
Given under my hand and official seal this 6th day of JAN, 2021.

 (Notary Public)



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File No: AT201470

EXHIBIT "A"**PARCEL 1:**

UNIT 205-E IN BALLARD COURT CONDOMINIUM BUILDING NO.7, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOT 1 IN GEOTTSCHÉ'S SUBDIVISION OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM REGISTERED JULY 16, 1980 AS DOCUMENT LR3169389, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

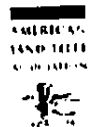
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**Property Address: 8999 KENNEDY DR UNIT 2E DES PLAINES, IL 60016
Parcel ID Number: 09-15-307-167-1013**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II*