

# UNOFFICIAL COPY

Doc# 2104012103 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/09/2021 08:26 AM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR(S), GRACIELA QUEZADA, a single woman, of Lake in the Hills, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to DAMAN CHADHA and KAMALJIT CHADHA, husband and wife of Arlington, Massachusetts, as joint tenants, the following described Real Estate:

Dec ID 20210101610875  
ST/CO Stamp 1-991-374-864 ST Tax \$105.00 CO Tax \$52.50

Address of Property: 440 E. OSAGE LN., UNIT 1B, PALATINE, IL 60074

Parcel ID Number: 02-02-400-061-1116

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. This is not a homestead property as to the grantor's spouse.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2020 and subsequent years.

DATED this 13th day of January, 2021

  
\_\_\_\_\_  
GRACIELA QUEZADA (SEAL)

File nr: AT 201478  
**After recording mail to**  
Altima Title, LLC. 1  
6444 N. Milwaukee Ave. 7  
Chicago, IL 60631  
Ph. 312-651-6070

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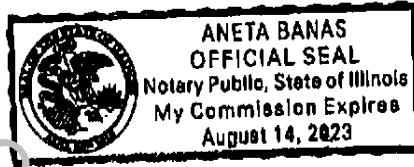
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

GRACIELA QUEZADA,  
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 13 day of January, 2021.

*Aneta Banas*  
NOTARY PUBLIC



Ronak Desai  
Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:  
KANALJIT CHADHA  
8 Victoria Road  
Arlington MA 02474

SEND SUBSEQUENT TAX BILLS TO:  
KANALJIT CHADHA  
8 Victoria Rd  
Arlington MA 02474

Property of Cook County Clerk's Office

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File No: AT201478

**EXHIBIT "A"****PARCEL 1:**

**UNIT 12-1B IN PINE CREEK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**LOTS 1 TO 35 AND OUT LOTS "A", "B" AND "C", IN THE NURSERY PLAT OF PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, ALSO A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN;**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 20, 1981 AS DOCUMENT 25781564, 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 OVER OUTLOT "C" IN "THE NURSERY" PLAT OF PLANNED UNIT DEVELOPMENT, AFORESAID, AS SET FORTH IN THE DECLARATION RECORDED JUNE 26, 1978 AS DOCUMENT 24507143 AND AS CREATED BY DEED RECORDED JUNE 26, 1978 AS DOCUMENT 24507144 AND AS CREATED BY DEED RECORDED JUNE 26, 1978 AS DOCUMENT 24507145, IN COOK COUNTY, ILLINOIS.**

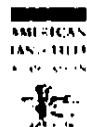
**PARCEL 3:**

**EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS "A" AND "B", AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PINE CREEK HOMEOWNERS ASSOCIATION RECORDED FEBRUARY 20, 1981 AS DOCUMENT 25781563, IN COOK COUNTY, ILLINOIS.**

**Property Address: 440 E OSAGE LN UNIT 1B PALATINE, IL 60074  
Parcel ID Number: 02-02-400-061-1116**

*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*