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Doc# 2107708218 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/18/2021 02:04 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20210201650265
ST/CO Stamp 1-546-894-352 ST Tax \$105.00 CO Tax \$52.50

Statutory (ILLINOIS)
(Individual to Individual)

MAIL TO:
Collin Gilbert
4811 Emerson Avenue, Suite 110
Palatine, Illinois 60067

THE GRANTOR(S), Muhammad Imran Rafi and Tabassum Naseem, husband and wife, of the Village of Lake in the Hills, County of McHenry, State of Illinois, for and in consideration of the sum of ***TEN and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid,

CONVEY AND WARRANT UNTO Cesar Hernandez ^{Jr. a single man} of (GRANTEE'S ADDRESS) 1304 Aspen Ct, Elgin, IL 60120, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT 2-1108 IN RUNAWAY BAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF U. S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 296.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4, BEING ALSO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WILKIE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 591.98 FEET TO A POINT ON A LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EAST LINE THEREOF) AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE

BW21055272 LH 1/2

(Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173)

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SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 24 DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U. S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS;



WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527610080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 forever.

Grantees name & Address of taxpayer: Cesar Hernandez Jr.
1000 Bayside Drive, Unit 108, Palatine, Illinois 60074

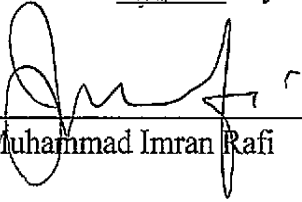
Permanent Index Number(s) 02-12-213-001-1158

Property Address: 1000 Bayside Drive, Unit 108, Palatine, Illinois 60074

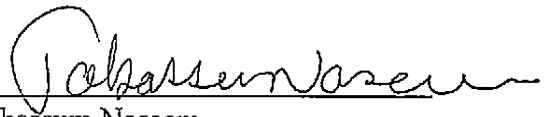
REAL ESTATE TRANSFER TAX		02-Mar-2021	
		COUNTY:	52.50
		ILLINOIS:	105.00
		TOTAL:	157.50
02-12-213-001-1158		20210201650265	1-546-894-352

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Dated this 26th day of February 2021.



Muhammad Imran Rafi

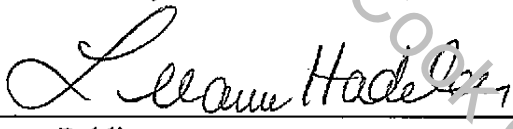


Tabassum Naseem

STATE OF ILLINOIS)
)
COUNTY OF MCHENRY)

I, the undersigned, a Notary Public in and for said County and state aforesaid, DO HEREBY CERTIFY that Muhammad Imran Rafi and Tabassum Naseem are 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 they signed, sealed and delivered the said instrument as their voluntary act(s), for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

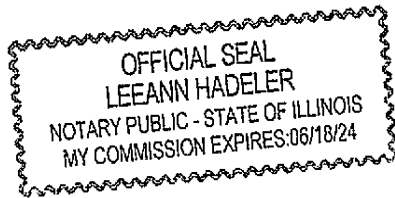
Given under my hand and seal this 26th day of February 2021.



Notary Public

Commission Expires: 6/15/24

(Seal)



NAME AND ADDRESS OF PREPARER:

David Rhodes
One East Erie Street, Suite 525 PMB 4258
Chicago, Illinois 60611

Public of County Clerk's Office