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# UNOFFICIAL COPY

Doc#: 2110507256 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/15/2021 09:02 AM Pg: 1 of 2

WARRANTY DEED  
Statutory (Illinois)

Dec ID 20210301652647  
ST/CO Stamp 0-810-879-504 ST Tax \$575.00 CO Tax \$287.50

THE GRANTORS, PLAMEN PETROV and LUNA PETROVA, husband and wife, of the Village of Palatine, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO SENTHIL AVANASI and KALAICHELVI GURUSAMY, husband and wife, of 4595 Mumford Drive, Hoffman Estates, Illinois, as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit.

SEE LEGAL DESCRIPTION PAGER ATTACHED HERETO.


Subject to: <sup>General</sup> Real Estate taxes <sup>not due and payable at the time of Closing</sup> for the year 2020 and subsequent years and covenants, conditions and restrictions of record <sup>and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.</sup>

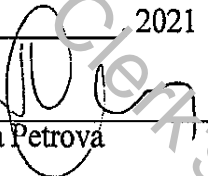
Real Estate Tax Number: 02-28-109-023-0000

Address of Real Estate: 1310 W. Steeplechase Lane, Palatine, IL 60067

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 not as tenants in common, but as ~~joint tenants forever~~ tenants by the entirety forever.

DATED this 6<sup>th</sup> day of March, 2021

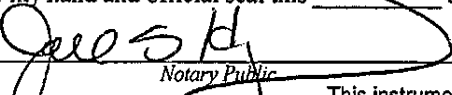
 (SEAL)  
Plamen Petrov

 (SEAL)  
Luna Petrova

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

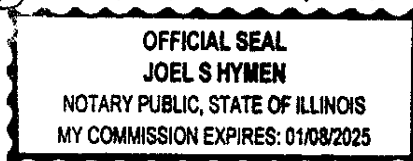
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that PLAMEN PETROV and LUNA PETROVA, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and 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 6<sup>th</sup> day of March, 2021

  
Notary Public

This instrument was prepared by  
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:  
Senthil Avanasi  
1310 W. Steeplechase Lane  
Palatine, IL 60067



SEND SUBSEQUENT TAX BILL TO:  
Senthil Avanas  
Senthil Avanas  
1310 W. Steeplechase Lane  
Palatine, IL 60067  
Kalaichelvi Gurusamy

# UNOFFICIAL COPY



Affinity Title Services, LLC

## Affinity Title Services, LLC

5301 Dempster Street, Suite 206  
Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890

### EXHIBIT A

**Address Given:** 1310 W. Steeplechase Ln.  
Palatine, IL 60067

**Permanent Index No.:** 02-28-109-023-0000

**Legal Description:**

LOT 12 IN WINDHILL 1 SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER AND PART OF THE SOUTH EAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### REAL ESTATE TRANSFER TAX



31-Mar-2021

|               |               |
|---------------|---------------|
| COUNTY:       | 287.50        |
| ILLINOIS:     | 575.00        |
| <b>TOTAL:</b> | <b>862.50</b> |

02-28-109-023-0000

| 20210301652647 | 0-810-879-501

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*