

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2112308210 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2021 03:31 PM Pg: 1 of 4

THE GRANTORS, *Sundeep Dugar and Cathy D. Angell, husband and wife*, of 5943 Sterling Oaks Drive, San Jose, California, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEY and WARRANT to *Scott V. Schaedel, a single man*, of 800 Elgin Road, Unit 605, Evanston, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Dec ID 20210401696686
ST/CO Stamp 1-277-681-168 ST Tax \$565.00 CO Tax \$282.50

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

THIS IS NOT HOMESTEAD PROPERTY

Address of Real Estate: 800 Elgin Road, Unit 703 & PS P-189 and P-248, Evanston, Illinois, 60201
Permanent Real Estate Index Number: 11-18-119-036-1041 and 11-18-119-036-1435 and 11-18-119-036-1494

DATED this 12 day of April, 2021

Sundeep Dugar
SUNDEEP DUGAR

Cathy D. Angell
CATHY D. ANGELL

State of CALIFORNIA }
County of SANTA CLARA } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Sundeep Dugar and Cathy D. Angell*, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of April, 2021.

See Attached
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

AFTER RECORDING, MAIL TO:
Larry A. Siegel, Esq.
1720 Maple Avenue, Ste. 2430
Evanston, Illinois 60201

SEND SUBSEQUENT TAX BILLS TO:
Scott V. Schaedel
800 Elgin Road, Unit 703
Evanston, Illinois 60201

034916

CITY OF EVANSTON

Real Estate Transfer Tax

PAID APR 14 2021 AMOUNT \$ 2825.00

Agent LB

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

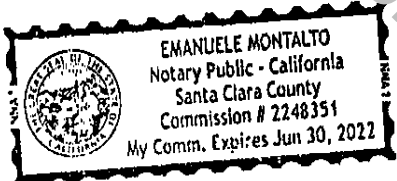
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Clara }

On 04/12/21 before me, Emanuele Montalto
Date Here Insert Name and Title of the Officer

personally appeared Sundeep Dugar, Cathy Dugar Angell
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed index: 11-18119-02-1041

Document Date: 04/12/21 Number of Pages: 3

Signer(s) Other Than Named Above: no other

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

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 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

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LEGAL DESCRIPTION

UNIT 703 AND PARKING UNITS P-189 AND P-248, IN OPTIMA HORIZONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN OPTIMA HORIZONS AMENDED AND RESTATED RESUBDIVISION, IN BLOCK 8 IN THE VILLAGE OF EVANSTON, IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0421734058 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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Permanent Real Estate Index Number: 11-18-119-036-1041 and 11-18-119-036-1435 and 11-18-119-036-1494

Property of Cook County Clerk's Office

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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

800 Elgin Road
Unit 703 & PS P-189 and P-248
Evanston, Illinois 60201

Sundeep Dugar
Cathy D. Angell

to

Scott V. Schaedel

Property of Cook County Clerk's Office