

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2115912034 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/08/2021 05:24 AM Pg: 1 of 3

Dec ID 20210501645609  
ST/CO Stamp 1-478-474-000 ST Tax \$230.00 CO Tax \$115.00

THE GRANTOR(S), Armini Central LLC, an Illinois Limited Liability Company, of 1 Pentwater Drive, South Barrington, in the County of Cook, the State of Illinois, for in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Naila Bukhari and Afreen Bukhari, as Tenants in Common of 175 Sunflower Lane, Bartlett, in the County of Cook, in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

### SUBJECT TO:

This is not a homestead property.

General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Real Estate Index Number(s): 01-34-303-003-0000

Address of Real Estate: 1 Pentwater Drive, South Barrington, IL 60010

Dated this 27 day of May, 2021



Arun Binaykia, Member of Armini Central LLC

CT 214NW095489RM 113

Chicago Title

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STATE OF IL,  
COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT Arun Binaykia, is personally known to me to be the same person(s) whose name(s) 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 27 day of May, 2021



[Signature] (Notary Public)

Prepared By: Mr. Kashyap V. Trivedi  
300 N. Martingale Rd. Suite 725  
Schaumburg, IL 60173

Mail To:  
Mr. Anthony V. Panzica  
2510 W. Irving ~~Park~~ Road  
Suite B Panz  
Chicago, IL 60618

Name & Address of Taxpayer:  
Naila Bukhari and Afreeen Bukhari  
~~1 Pentwater Drive~~ 15 Sunflower Ln.  
~~South Barrington, IL 60010~~ Bartlett, IL 60013

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## EXHIBIT A LEGAL DESCRIPTION

LOT 30 IN NURSERY ESTATES, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property:** 1 Pentwater Drive, South Barrington, IL 60010

**PIN:** 01-34-303-003-0000

Property of Cook County Clerk's Office