

UNOFFICIAL COPY

Doc#: 2117325177 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2021 11:57 AM Pg: 1 of 3

WARRANTY DEED

Prepared By:
Attorney Nirav S. Patel
Law Office of Nirav S. Patel, PC
121 Fairfield Way, Ste 100
Bloomington, IL 60108

Dec ID 20210601668563
ST/CO Stamp 0-713-274-640 ST Tax \$425.00 CO Tax \$212.50

Return To:
Spectrum Real Estate LLC
2048 Briar Hill Dr.,
Schaumburg, IL 60194

Taxes To/Grantee's Address:
Spectrum Real Estate LLC
2048 Briar Hill Dr.,
Schaumburg, IL 60194

The Above Space for Recorder's Use Only

THE GRANTOR(S), Wide Investments, LLC, an Illinois Limited Liability Company, of 2360 Hassell Road, Hoffman Estates, IL 60169, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Spectrum Real Estate LLC, an Illinois limited liability company, of 2048 Briar Hill Dr., Schaumburg, IL 60194, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION - SEE ATTACHED

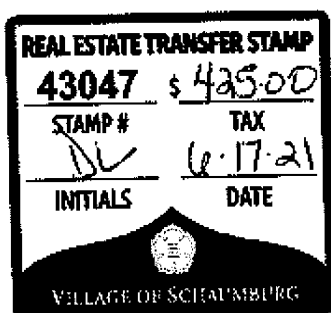
Permanent Index Number: 07-14-200-051-1014
Commonly known as: 939 N. Plum Grove Rd., Schaumburg, IL 60173

*Unit 10B (Site E, F, G & H) & 2nd story

SUBJECT TO: The general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead Exemption Law of the State of Illinois, TO HAVE AND TO HOLD, the above granted premises unto the Grantees forever.

NOT A HOMESTEAD PROPERTY*



File nr: AL210695
After recording mail to:
Alma Title, LLC
5444 N. Milwaukee Ave.
Chicago, IL 60630
Ph. 312-651-6070

1/2

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Dated this 17 day of Jun, 2021.

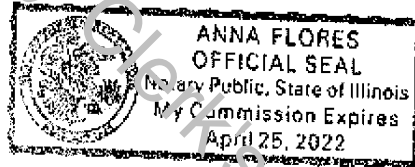
By: *Vikas Kalwani*
Wide Investments, LLC
By: Vikas Kalwani
Its: Manager

STATE OF ILLINOIS)
)SS
County of Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Vikas Kalwani, personally 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 he has signed, sealed, and delivered the said instrument of his free and voluntary act, for the used and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 17 day of June, 2021.

A Flores (Notary Public)



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

File No: AT210695

EXHIBIT "A"**PARCEL 1:**

UNIT 10B IN WOODFIELD LAKE OFFICE COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 30, 1980 AS DOCUMENT 20442271 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBERS 35600 AND 36713 AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 101043 DATED MARCH 16, 1981 AND RECORDED MARCH 24, 1981 AS DOCUMENT 25815749, IN COOK COUNTY, ILLINOIS.

**Property Address: 939 N PLUM GROVE RD SUITE E,F,G AND H SCHAUMBURG, IL 60173
Parcel ID Number: 07-14-200-051-1014**

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 I*

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