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WARRANTY DEED

Doc# 2119303413 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2021 01:58 PM Pg: 1 of 2

Dec ID 20210601665197
ST/CO Stamp 1-392-989-456 ST Tax \$107.00 CO Tax \$53.50

MAIL TO:

Roya Falahi-Kharaghani
1580 Brookside Dr.
Hoffman Estates, IL 60169

NAME & ADDRESS OF TAXPAYER:

Roya Falahi-Kharaghani
1462 Carol Court, #2B
Palatine, IL 60074

1261
8197507648
THE GRANTOR, MIR ABBAS MURTUZA ALI, a single person, never married, of the City of Chicago, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ROYA FALAHI-KHARAGHANI, 1580 Brookside Drive, Hoffman Estates, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 45 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LONG VALLEY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22388828, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 1462 Carol Street, #2B, Palatine, IL 60074
P.I.N.: 02-12-206-041-1045

Subject to: General real estate taxes not due and payable, covenants, conditions and restrictions of record, building lines and easements, if any, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 12th day of June, 2021.

Baird & Warner Title Services, Inc.
475 North Waukegan
Suite 120
Schaumburg, IL 60173

(SEAL)

Mir Abbas Murtuza Ali

REAL ESTATE TRANSFER TAX

29-Jun-2021



COUNTY:	53.50
ILLINOIS:	107.00
TOTAL:	160.50

02-12-206-041-1045

20210601665197 | 1-392-989-456

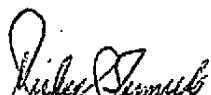
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State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mir Abbas Murtuza Ali, a single person, never married,



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 12th day of June, 2021.


Notary Public

This instrument was prepared by Michael Samuels, 420 Lake Cook Rd., #102, Deerfield, Illinois.

Address of Property:
1462 Carol Street, #2B
Palatine, IL 60074

Property of Cook County Clerk's Office