

UNOFFICIAL COPY

Doc#: 2124604084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/03/2021 09:54 AM Pg: 1 of 3

Dec ID 20210801634677
ST/CO Stamp 1-814-271-760 ST Tax \$75.00 CO Tax \$37.50

Warranty Deed

THE GRANTOR, BRIANNA C. LANDAU, of Palatine, Illinois, sole heir of David E. Matuszewski, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to MOHAMMAD TAHERUDDIN, a married person, as to a ninety percent (90%) interest, of 1459 Fox Path Lane, Hoffman Estates, Illinois, and FEDERICO TORRES, a non-married person, as to a ten percent (10%) interest, of 7128 Dempster Street, Mt. Prospect, Illinois, as joint tenants, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

90%

TORRES

10%

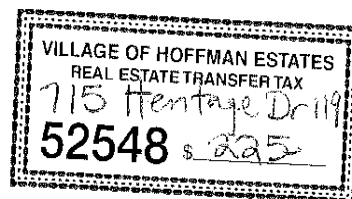
See attached Legal Description.

216NW847339SK 1/1 ROCKM
Permanent Real Estate Index Number: 07-16-200-056-1032

Address of Real Estate: 715 Heritage Drive, Unit 115-8A, Hoffman Estates, Illinois 60169

Subject to: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, and general real estate taxes for 2020 and 2021.

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



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In Witness Whereof, said Grantor has caused her name to be signed to these presents on this 13 day of August, 2021.

Brianna C. Landau

BRIANNA C. LANDAU

STATE OF ILLINOIS)
 Lewis)
COUNTY OF ~~COOK~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRIANNA C. LANDAU, 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 she signed and delivered the said instrument as her own 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 13 day of August, 2021.

Lisa Burmeister

Notary Public



AFTER RECORDING, RETURN TO:

Mohammad Tshenwddin
Federico Lopez
715 Knutge Dr #115-8A Hoffman Estates
60161

Send subsequent tax bills to:

This Deed was prepared by: Winand & Loudenslagel Law Group LLC, 800 Waukegan Road, Suite 201, Glenview, Illinois 60025 (847.724.5151)

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21GNW847339SK

For APN/Parcel ID(s): 07-16-200-056-1032

UNIT 8-115 IN HIGHLAND CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 10 ACRES OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE SOUTH LINE OF GOLF ROAD; THENCE SOUTH 2 DEGREES, 48 MINUTES, 8 SECONDS, WEST ALONG SAID EAST LINE OF THE WEST 10 ACRES 1272.01 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 16 SECONDS, EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SAID NORTHEAST 1/4 OF SECTION 16, 747.86 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 2 SECONDS WEST 455.50 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES, 58 SECONDS EAST 190.00 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 2 SECONDS WEST 452.59 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 58 SECONDS WEST 837.36 FEET; THENCE NORTH 2 DEGREES, 48 MINUTES, 8 SECONDS EAST TO THE SOUTH LINE OF GOLF ROAD, THENCE SOUTH 89 DEGREES, 22 MINUTES, 59 SECONDS WEST ALONG SAID SOUTH LINE 46.65 FEET TO THE POINT OF BEGINNING ALL IN SCHAUMBURG TOWNSHIP OF COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 20 FEET OF THE LAND TAKEN FOR HIGHWAY PURPOSES IN CONDEMNATION CASE 71-L-8422) IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25609760 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE CMELS.