

# UNOFFICIAL COPY

Doc#: 2132021102 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2021 07:53 AM Pg: 1 of 2

Dec ID 20211101633374  
ST/CO Stamp 1-368-026-256 ST Tax \$565.00 CO Tax \$282.50

BW 2105 9722 1/1  
**WARRANTY DEED**  
**Illinois Statutory**

THE GRANTOR(S) **Richard Proskurnicki, also known as Richard J. Proskurnicki and Joan M. Hinken**, a married couple, of 1298 South Falcon Drive Palatine, IL 60067, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Rajani Patel and Damini Patel, Husband and Wife, as joint tenants** of 5724 Ked Oak Dr. Hoffman Estates IL 60192, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

THAT PART OF BLOCK 49 IN EAST PEREGRINE LAKE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JUNE 24, 1998 AS DOCUMENT NUMBER 985406601 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 49 THENCE SOUTH 58 DEGREES 30 MINUTES AND 43 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 49 A DISTANCE OF 135.76 FEET, THENCE NORTH 60 DEGREES 43 MINUTES 13 SECONDS EAST A DISTANCE OF 135.80 TO A POINT ON THE WEST RIGHT OF WAY OF SOUTH FALCON DRIVE, THENCE SOUTH 58 DEGREES 30 MINUTES 43 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 9.40 FEET TO A POINT OF CURVATURE, THENCE CONTINUING SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE SAID LINE BEING A CURVED LINE CONCAVE TO THE WEST HAVING A RADIUS OF 174 FEET AN ARC LENGTH OF 121.64 FEET TO A POINT OF TANGENT, THENCE SOUTH 18 DEGREES 27 MINUTES 26 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 17.44 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 49, THENCE SOUTH 75 DEGREES 58 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 49 A DISTANCE 92.15 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2021 and subsequent years

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

Permanent Real Estate Index Number(s): **02-28-404-038-0000**  
Address(es) of Real Estate: **1298 South Falcon Drive, Palatine, IL 60067**

(Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173)

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Dated this 5 day of October, 2021

By Joan M. Hinken  
Joan M. Hinken

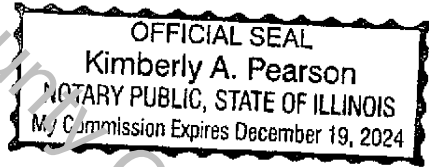
Richard J. Proskurnicki  
Richard J. Proskurnicki

STATE of Illinois, COUNTY of Cook ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joan M. Hinken and Richard J. Proskurnicki, personally known to me to be the same person(s) whose name(s) 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 the release and waiver of the right of homestead.



Given under my hand and official seal this 5 Day of October, 2021.

Kimberly A. Pearson  
Notary Public



Prepared by:  
Andrew Pearson  
AJP Law Firm, LLC  
411 E. Business Center Dr., Suite 108  
Mt. Prospect, IL 60056

Mail to:  
Mr. & Mrs. Patel  
1298 S. Falcon Dr.  
Palatine IL 60067

REAL ESTATE TRANSFER TAX		11-Nov-2021
	COUNTY:	282.50
	ILLINOIS:	565.00
	TOTAL:	847.50
02-28-404-038-0000		20211101633374   1-308-026-256

Name and Address of Taxpayer:  
Mr. & Mrs. Rajani & Damini Patel  
1298 S. Falcon Dr.  
Palatine, IL 60067