UNOFFICIAL COPY

This instrument prepared by: Shvartsman Law Offices 400 Skokie Blvd., Suite 220 Northbrook, Illinois 60062 Attention: Alena Jotkus

After recording, please return to: Alena Jotkus Shvartsman Law Offices 400 Skokie Blvd., Suite 220 Northbrook, IL 60062

Send Subsequent Tax Bills to: Michael Koyfman 1301 Wyndham Dr., Unit 205 Palatine, IL 60074

Commonly known as: 1301 Wyndham Dr., Unit 205 Palatine, IL 60074 PIN: 02-12-200-104-1295 Doc#. 2135146114 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/17/2021 01:21 PM Pg: 1 of 3

Dec ID 20211201661396

ST/CO Stamp 0-608-127-632 ST Tax \$96.00 CO Tax \$48.00

WARRANTY DEED

AMLA Properties, Inc., an Illinois corporation, an Illinois corporation (collectively, "Grantor"), of 217 Northampton Lane, Lincolnshire, Illinois 60069, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents CONVEYS AND WARRANTS unto Michael Koyfman, married person, of Deerfield, Illinois ("Grantee"), the real estate situated in the County of Cook, State of Illinois, which is legally described at **Exhibit A**, attached hereto and made a part hereof.

SUBJECT TO: covenants, conditions and restrictions of record and building 'me' and easements, if any, provided they do not interfere with the current use and enjoyment of the Kal Estate; and general real estate taxes not due and payable at the time of Closing.

[signature appears on the following page]

(9)/1/2 21GND629005NB

2135146114 Page: 2 of 3

UNOFFICIAL COPY

	<i>/</i> ²	
IN MITTIES MILEDEOF AND LONG A LIE TO A CONTRACTOR OF THE STATE OF THE	<i>^</i>	2021
IN WITNESS WHEREOF, parties have executed this instrument as of December	\mathcal{O} .	. 2021.
	,	,

AMLA Properties, Inc., an Illinois corporation

BY:

RAJENDRA K PRAZAD, President

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAJENDRA K PRAZAD, President of AMLA Properties, Inc., an Illinois corporation is personally known to me to be the President of said corporation and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this Oday of Acember, 2021.

ALENA JOTKUS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 14, 2025 on expires:

Notary Public

9/14/25

2135146114 Page: 3 of 3

UNOFFICIAL COPY



LEGAL DESCRIPTION

Order No.: 21GND629005NB

For APN/Parcel ID(s): 02-12-200-104-1295

UNIT 205 IN BUILDING 9 ON LOT 9 (1301 WYNDHAM DRIVE), IN THE WYNDHAM CLUB CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 22, INCLUSIVE AND OUTLOT "A" IN WYNDHAM COURT FIRST AMENDED PLAT OF PLANNED UNIT DEVELOPMENT I'VETHE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 1/3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011078785; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.