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Doc#: 2204612421 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2022 11:13 AM Pg: 1 of 3

Dec ID 20220101606825
ST/CO Stamp 1-243-869-584 ST Tax \$385.00 CO Tax \$192.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Clark and McArd P.C.
59 N Virginia St.
Crystal Lake IL 60014

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Veronica Shedd
1527 Shire Cir.
Inverness, IL 60067

22GNWT12542 RM 1/1000 RM

THE GRANTOR: Bimala Tamang, Divorced, not since remarried, of 1527 Shire Cir., Inverness, IL 60067, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Veronica Shedd, a single person of 801 County Club Ln Northbrook IL 60062**, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1527 Shire Cir., Inverness, IL 60067
PIN: 02-28-300-033-1027

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

* This is not homestead
property

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DATED this 19 day of January, 2022.

Bimala Tamang
Bimala Tamang

STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Bimala Tamang**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 19 day of January, 2022.
Jolyn M. Schiola
Notary Public

NAME AND ADDRESS OF PREPARER:
Piercey & Associates
Attorney at Law
1525 S. Grove Ave., Suite 204
Barrington, IL 60010



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LEGAL DESCRIPTION

Order No.: 22GNW712542RM

For APN/Parcel ID(s): 02-28-300-033-1027

PARCEL 1:

UNIT 149 IN THE SHIRES OF INVERNESS TOWNHOME CONDOMINIUM I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE SHIRES OF INVERNESS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24537556, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT 24537555, AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1977 AND KNOWN AS TRUST NUMBER 52724 TO DON E. SPRYISON AND PATRICIA R. SPRYISON, HIS WIFE AND RECORDED AS DOCUMENT 25863728, IN COOK COUNTY, ILLINOIS.

County Clerk's Office