

# UNOFFICIAL COPY

Doc#: 2213306208 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/13/2022 11:42 AM Pg: 1 of 3

Dec ID 20220401688405  
ST/CO Stamp 1-936-035-728 ST Tax \$300.00 CO Tax \$150.00

Property of Cook County Clerk's Office  
Warrant / Deed

REAL ESTATE TRANSFER TAX

11-May-2022



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

06-24-202-032-1060

| 20220401688405 | 1-936-035-728

ORNTIC File Number: 22149596 2/3  
Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453  
312-641-7799

**UNOFFICIAL COPY**Warranty  
CONDOMINIUM DEED

Return Address: Galanopoulos and Galgan  
340 W. Butterfield Rd.  
Elmhurst, IL 60126

Future Tax Bills: Radhakrishna Swaminathan and Uma Swamy  
2838 Effingham Ct.  
Schaumburg, IL 60193

Parcel ID No: 06-24-202-032-1060

**THIS DEED** made between BRIAN CJ VAUGHN and SARA A. VAUGHN (f/k/a SARA A. BALDWIN), married to each other ("GRANTORS") and Radhakrishna Swaminathan and Uma Swamy, married to each other ("GRANTEES").

**WITNESSETH**, that the said Grantor, for valuable consideration of \$10.00 and other good and valuable consideration conveys to Grantees the following described real estate in Cook County, State of Illinois, as Tenants by the Entirety:

**UNIT 102-F-2838 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWNE PLACE WEST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 91233253, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

2838 Effingham Ct Unit ~~102-F-2838~~ Schaumburg, IL 60193

Old Republic National Title  
960 Southwest Highway  
Oak Lawn, IL 60453

Parcel ID No: 06-24-202-032-1060 (Volume number 61)

22149598 2/3

**TOGETHER WITH** all appurtenant rights, title and interests, including (without limitation):

- A. the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
- B. the right to use of the areas and/or facilities specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and
- C. membership in **TOWNE PLACE WEST CONDOMINIUM ASSOCIATION, INC.**, (hereafter the "Owners' Association"), as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owners' Association.

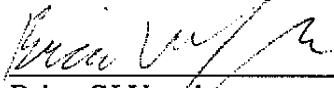
# UNOFFICIAL COPY

The Unit identified above is restricted to the use authorized under the aforementioned Declaration and any amendments thereto.

Grantor warrants that title is good, indefeasible in fee simple and free and clear of encumbrances, except: municipal and zoning ordinances and agreements thereunder; recorded easements and easements for public utilities and access; recorded building and use restrictions; taxes and assessments (including, without limitation, assessments by the Owners' Association) levied or to be levied for the current and subsequent years; encroachment overlaps, boundary line disputes and other similar matters not reflected on the Plat for the aforementioned Condominium; and all terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin and/or contained in any of the "Condominium Documents" (consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, any Articles of Incorporation of such Owners' Association, and any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and (additional exceptions, if any):

Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

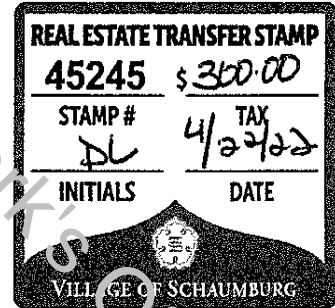
Dated this 2<sup>nd</sup> day of May, 2022.

  
\_\_\_\_\_  
Brian CJ Vaughn


  
\_\_\_\_\_  
Sara A. Vaughn

Acknowledgment

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF DU PAGE        )



Personally came before me this 2<sup>nd</sup> day of May, 2022, the above-named Brian Vaughn and Sara Vaughn, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
Win Wehrli Attorney at Law, P.C.  
104 S. Parkway Drive  
Naperville, IL 60540  
(630) 355-0076  
FAX (630) 355-0489

