

UNOFFICIAL COPY

Greater Illinois Title Co.
120 North LaSalle St., #900
Chicago, IL 60602

Doc#: 2214607369 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2022 11:48 AM Pg: 1 of 3

Dec ID 20220501618603
ST/CO Stamp 1-287-782-288 ST Tax \$173.00 CO Tax \$86.50

GIT File #: 41070999G

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Warranty Deed

IN RE: PROPERTY IDENTIFICATION: Address of Property Street or Rural Route 641
HAPSFIELD LN # 300 City BUFFALO GROVE ZIP 60089-4710 Permanent Real
Estate Index No. 03-05-400-021-1113 Township Wheeling

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)

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410709996 1/2

THE GRANTORS

FRED RAHIMI and ELIZABETH C. RAHIMI,

husband and wife,

not as Joint Tenants or as Tenants in Common

but as Tenants by the Entirety,

1227 N. Lakeview Ct., of the Village of Palatine,

County of Cook, State of Illinois,

for and in consideration of Ten and no/100s DOLLARS,

and other good consideration in hand paid,

CONVEY and WARRANT to

SERGIU CENUSA,

355 W. Dundee Rd., Suite 103, Buffalo Grove, IL 60089,

GRANTEE,

the following described real estate, situated in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 641-300 TOGETHER WITH 1/3 UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHATHAM EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 91547050, IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-641-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 91547049 AND AS CREATED BY DEED RECORDED AS DOCUMENT NO. 92659244 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions (Declaration/CCRs) and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

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

PROPERTY ADDRESS: 641 Hapsfield Lane, Unit 300, Buffalo Grove, IL 60089

P.I.N. 03-05-400-021-1113

Dated this 18th day of May, 2022

(SEAL)

FRED RAHIMI

(SEAL)

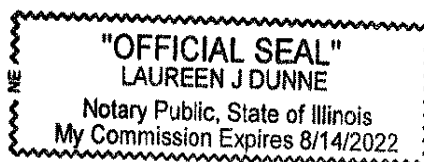
ELIZABETH C. RAHIMI

State of ILLINOIS, County of COOK SS. I, Laureen J. Dunne, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRED RAHIMI and ELIZABETH C. RAHIMI, personally known to me to be the same persons whose names 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.

GIVEN under my hand and notarial seal, this 18th day of May, 2022.

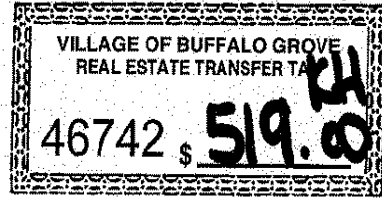
NOTARY PUBLIC

Commission expires 8/14/22



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This instrument was prepared by **Laureen J. Dunne**
Attorney at Law
11252 West Alexandria Lane
Westchester, IL 60154



MAIL TO:

Sergiu Cenusă
641 Hapsfield Ln, Unit 300
Buffalo Grove, IL 60089

REAL ESTATE TRANSFER TAX

25-May-2022



COUNTY:	86.50
ILLINOIS:	173.00
TOTAL:	259.50

03-05-400-021-1113

| 20220501618603 | 1-267-782-288

SEND SUBSEQUENT TAX BILLS TO:

S. Cenusă
641 Hapsfield Lane
Unit #300
Buffalo Grove, IL 60089

Property Cook County Clerk's Office