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22GNW1080306V 1/1 TKRM

Doc# 2217433199 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2022 11:44 AM Pg: 1 of 4

Dec ID 20220601639050
ST/CO Stamp 1-229-170-768 ST Tax \$360.00 CO Tax \$180.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Angelina & Herrick, P.C.
1895 C. Rohlwing Rd.
Rolling Meadows IL 60008

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Patrick Donahue & Kathy Menis
762 N. Walden Dr.
Palatine, IL 60067 LA

THE GRANTOR: Santosh Sriramaniyam and Rani Sagi, husband and wife, of Folsom, CA, 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 **Patrick Donahue, and Kathryn A. Menis, husband and wife***, of Palatine Illinois, to have and to hold, the following described Real Estate, situated in the County of Lake, in the State of Illinois, to wit:

* Not as Tenants in Common but in
Joint Tenants

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 762 N. Walden Drive, Palatine, IL 60067
PIN: 02-15-112-040-0000

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

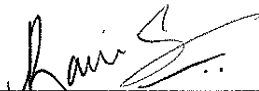
SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities;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

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DATED this 01 day of JUNE, 2022.



Santosh Subramaniam



Rani Sagi

STATE OF _____)
)SS
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Santosh Subramaniam and Rani Sagi**, 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 individually acknowledged that they signed 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 _____ day of _____, 2022.

Notary Public

NAME AND ADDRESS OF PREPARER:

Judy K. Maldonado
Attorney at Law
1800 Nations Dr., Suite 218
Gurnee, IL 60031

SEE ATTACHED
CA GOV'T CODE 8202
COMPLIANT JURAT /
CA CIVIL CODE SECTION 1189
COMPLIANT ACKNOWLEDGMENT

Property of Cook County Notary Public's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SACRAMENTO)

On 6/21/2022 before me, ABIRAMI DURAI SWAMY, Notary Public
Date Here Insert Name and Title of the Officer

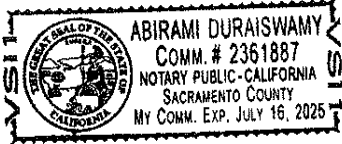
personally appeared SANTOSH SUBRAMANIAM
Name(s) of Signer(s)

RANI SAGI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARANTY DEED

Document Date: — Number of Pages: 3 (2+1)

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 22GNW108030GU

For APN/Parcel ID(s): 02-15-112-040-0000

PARCEL 1:

THAT PORTION OF LOT 13 IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 29.57 FEET ALONG THE NORTH LINE OF SAID LOT 13 TO AN EXTERIOR CORNER OF A BRICK AND FRAME BUILDING FOR THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 27.80 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER OF SAID BUILDING, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.33 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 760 AND 762 THENCE SOUTH 00 DEGREE 00 MINUTES 00 SECOND EAST 27.88 FEET ALONG THE CENTER LINE OF SAID PARTY WALL: THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.40 FEET TO THE EXTERIOR CORNER OF SAID BUILDING THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 7.32 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND THE PROLONGATION THEREOF TO THE SOUTH LINE OF SAID LOT 13: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 29.96 FEET ALONG SAID SOUTH LINE OF LOT 13: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 4.07 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.03 ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER OF SAID BUILDING THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.42 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 762 AND 764; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 56.00 FEET ALONG THE CENTERLINE OF SAID PARTY WALL THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.37 FEET TO AN EXTERIOR CORNER OF SAID BUILDING THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.90 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND ITS PROLONGATIONS THEREOF TO THE NORTH LINE OF SAID LOT 13: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 29.28 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90201697.