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WARRANTY DEED

Tenancy by Entirety

Doc#. 2218701348 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/06/2022 12:41 PM Pg: 1 of 2

Dec ID 20220601659964

ST/CO Stamp 1-343-993-936 ST Tax \$190.00 CO Tax \$95.00

THE GRANTOR(S)

(The space above for Recorder's use only)

Ehsan Chukro and Hanan O. Shakro, husband and wife of the Village of Bartlett, County of Cook, State of II, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Reeti Chauhan of 3 Squire Ct., So. Barrington, IL 60010 and Kushal M. Agriwal of 3 Squire Ct., So. Barrington, IL. 60010, as HUSBAND AND WIFE, most as joint tenants or tenants in covarion but as TENANTS BY THE ENTIRETY in the following described Real Estate situated in Cook County, Rimois, commonly known as 652 Mallard Ct #D2, Bartlett, IL 60103, legally described as:

Parcel 1:

Unit 30-A-2-2 in Hearthwood Farms Condomic rum Phase III, as delineated on a survey of the certain lots in Hearthwood Farms Subdivision Unit 3, being a planned unit development in the Southeast 1/4 of Section 35, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document of 461155 together with its undivided percentage interest in the common elements to said unit as set forth in said Declaration, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Garage Space G-30-B-1-1, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document 88461155, as amended from time to time.

Parcel 3:

Easement appurtenant to and for the benefit of Parcel 1, as set forth and established by the Declaration of Covenants, Conditions and Restrictions for Hearthwood Farms Condominium Umbrella Association recorded December 11, 1981 as Document 26083806, as amended from time to time, for ingress and egress, in Cook County, Illinois.

Permanent Index Number (PIN):

06-35-400-117-1353

Address(es) of Real Estate: 652 Mallard Ct #D2, Bartlett, IL 60103

The Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as TENANTS BY ENTIRETY forever.

REAL ESTATE TRANSFER TAX		AX	01-Jul-2022
400		COUNTY:	95.00
		ILLINOIS:	190.00
		TOTAL:	285.00
06-35-400-117	-1353	20220601659964	1-343-993-936

UNOFFICIAL COPY

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

Dated this 30th day of June, 2022
Ehsan Chukro (SEAL) Hanan O. Shakro
STATE OF ILLINOIS))ss.
COUNTY OF MCHENRY
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ehsan Chukro and Hanan O. Shakro personally known to me to be the same persons whose names subscribed in 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 thereis set forth, including the release and waiver of the right of homestead.
Given under my hand and official seal, this 27 Wday of

OFFICIAL SEAL
PATRICIA A JAMES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/25/23

Patricia a James NOTARY PUBLIC

Commission expires 6.25,23

This instrument was prepared by: Henry F. James Jr 315 Bell Drive, Cary, IL 60013

MAIL TO:
Recti Chauhan and Kushal M. Agrawal
652 Mallard Gt #B2
Bartlett, HS 60103
OR Recorder's Box No.

3 SOURE CT.
SOUTH BARRING TON

60010

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SOUTH BARRINGTON

SEND SUBSEQUENT TAX BILLS TO:

Reeti Coauhan and Kushal M. Agrawal

