

# UNOFFICIAL COPY

767398 112

Doc#. 2220721076 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2022 10:26 AM Pg: 1 of 4

## WARRANTY DEED

Dec ID 20220701683258  
ST/CO Stamp 1-082-793-040 ST Tax \$370.00 CO Tax \$185.00

### ILLINOIS

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

### SEND SUBSEQUENT TAX BILL TO:

Anvar Zhumagazin  
812 E. Wing St.  
Arlington Heights, IL 60004

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

THE GRANTORS, AVINASH DHARAMDASANI and MEERA PATEL, now known as MEERA DHARAMDASANI, husband and wife, of 812 E. Wing St, Arlington Heights, IL 60004, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ANVAR ZHUMAGAZIN, a single person, of 750 Northwest Highway Unit 549, Des Plaines, IL 60016, the following Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### Legal Description:

#### PARCEL 1:

LOT 6-5 IN ARLINGTON CROSSINGS, BEING A RESUBDIVISION OF ARLINGTON MARKET BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007, AS DOCUMENT NO. 0705915065 AND CORRECTED BY DOCUMENT NO. 0721144016, AS RECORDED JULY 30, 2007, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2010 AS DOCUMENT NO. 1018229011, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMUNITY AREA AS DEFINED IN THAT CERTAIN COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144040.

#### PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION FOR ARLINGTON CROSSINGS TOWN HOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144041.

Pin: 03-29-411-133-0000

Property Address: 812 E Wing St. Arlington Heights IL 60004

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**Permanent Index Number:** 03-29-411-133-0000


**Property Address:** 812 E. Wing St, Arlington Heights, IL 60004

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 property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois, to have and to hold forever.

In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal this 22 day of July, 2022.

  
\_\_\_\_\_  
AVINASH DHARAMDASANI, Grantor  
812 E. Wing St, Arlington Heights, IL 60004

  
\_\_\_\_\_  
MEERA PATEL, nka MEERA DHARAMDASANI, Grantor  
812 E. Wing St, Arlington Heights, IL 60004

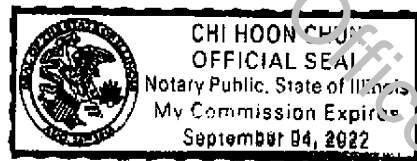
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that AVINASH DHARAMDASANI and MEERA PATEL, nka MEERA DHARAMDASANI, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 22 day of July, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires 9/4/22



**PREPARED BY:**  
Chi H. Chun  
648 N. Randall Rd.  
Aurora, IL 60506

**AFTER RECORDING RETURN TO:**  
Christina Perez  
11 S. Dunton Ave  
Arlington Heights, IL 60004

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File No: 767398

## EXHIBIT "A"

### PARCEL 1:

LOT 6-5 IN ARLINGTON CROSSINGS, BEING A RESUBDIVISION OF ARLINGTON MARKET BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007, AS DOCUMENT NO. 0705915065 AND CORRECTED BY DOCUMENT NO. 0721144016, AS RECORDED JULY 30, 2007, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2010 AS DOCUMENT NO. 1018229011, IN COOK COUNTY, ILLINOIS.

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A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION FOR ARLINGTON CROSSINGS TOWN HOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144041.

Pin: 03-29-411-133-0000

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

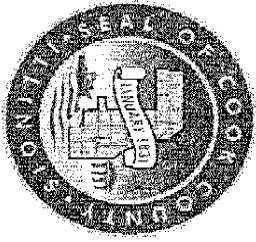
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## REAL ESTATE TRANSFER TAX

25-JUL-2022



COUNTY:	185.00
ILLINOIS:	370.00
TOTAL:	555.00

03-29-411-133-0000

20220701683258

1-082-793-040

Property of Cook County Clerk's Office