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Doc#: 2221321099 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/01/2022 09:05 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20220701682412
ST/CO Stamp 1-708-162-128 ST Tax \$709.00 CO Tax \$354.50

THE GRANTOR(S), RAMANI KARUNAGARAN, a single woman, of South Barrington, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to AIREL HERMOSILLO and MARIA HERMOSILLO, husband and wife, as Joint Tenants, of Addison, Illinois, the following described Real Estate:

Address of Property: 1711 W CHARIOT CT MOUNT PROSPECT, IL 60056

Parcel ID Number: 08-22-401-026-0000

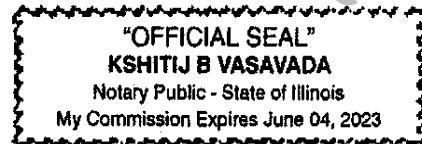
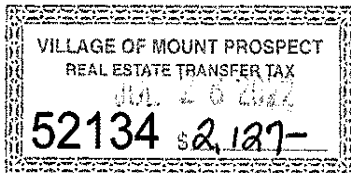
LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. This is not a homestead property.

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

DATED this 19 day of July, 2022

Ramani Karunakaran (SEAL)
RAMANI KARUNAGARAN



July 19, 2022

File nr: # 220675
After recording mail to:
Altima Title, LLC. 1
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

RAMANI KARUNAGARAN

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes herein set forth.

WITNESS my hand and official seal this 19TH day of JULY, 2022.

Ronak Desai
NOTARY PUBLIC



Ronak Desai

Prepared by Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Ariel and Maria Hermosillo
610 Lulla St
Unit 1
Addison IL 60101

SEND SUBSEQUENT TAX BILLS TO:
Ariel and Maria Hermosillo
610 Lulla St
Unit 1
Addison IL 60101

Clerk's Office

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File No: AT220675

EXHIBIT "A"**PARCEL 1:**

THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 221.22 FEET; THENCE DUE NORTH, 20.79 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH, 49.58 FEET; THENCE DUE EAST, 54.75 FEET; THENCE DUE SOUTH, 49.58 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED JULY 26, 1977 AS DOCUMENT 24028900, AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED MARCH 31, 1978 AS DOCUMENT 24384777, AND PURPORTED AMENDED AND RESTATE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED AUGUST 14, 1998 AS DOCUMENT 98720143, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1711 W CHARIOT CT MOUNT PROSPECT, IL 60056
Parcel ID Number: 08-22-401-026-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. 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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