

UNOFFICIAL COPY



PREPARED BY:

Ryan B. Werner
Law Office of Ryan B. Werner, LLC
1655 N. Arlington Heights Rd, #104E
Arlington Heights, IL 60004

Doc# 2222034076 Fee \$33.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/08/2022 03:53 PM PG: 1 OF 2

MAIL TAX BILL TO: /Grantees Address
Faith S. Schwartz
693 Lakeside Circle Drive
Wheeling, IL 60090

~~MAIL RECORDED DEED TO:~~
Peter N. Weil & Associates
175 Olde Half Day Road, Ste. 134
Lincolnshire, IL 60069

Faith S. Schwartz
693 Lakeside Circle Drive
Wheeling, IL 60090

(182)
BT 221022-01078

WARRANTY DEED Statutory (Illinois)

THE GRANTORS, Rosy Pradhan, a single person, and Diroj Shakya, a single person, of the Village of Wheeling and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Faith S. Schwartz, a single woman of the Village of Arlington Heights and State of Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 2, BUILDING 29, LOT 8 OF UNIT 2 OF LAKESIDE VILLAS, BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION DATED DECEMBER 9, 1971, AND RECORDED DECEMBER 17, 1971, AS DOCUMENT 21751908, AND AS AMENDED BY DOCUMENT DATED MARCH 23, 1972, AND RECORDED MARCH 30, 1972, AS DOCUMENT 21551782, AND FURTHER AMENDED BY DOCUMENT 21884592, AND FURTHER AMENDED BY DOCUMENT DATED MAY 8, 1972, AND RECORDED MAY 15, 1972, AS DOCUMENT 21902197, AND AS CREATED IN DEED FROM ZALE CONSTRUCTION COMPANY TO THOMAS T. BOLD AND BONITA C. BOLD, DATED MARCH 15, 1973, AND RECORDED JUNE 5, 1973, AS DOCUMENT 22349231, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-09-405-008-0000
Property Address: 693 Lakeside Circle Drive, Wheeling, IL 60090 *

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

REAL ESTATE TRANSFER TAX 04-Aug-2022



COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00

03-09-405-008-0000

| 20220701675940 | 0-509-559-376

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523



Real Estate Transfer Approved

Initials MB Date 7/12/22

VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

S Y
P 2
S Y-1
SC
INT R

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Dated this 13th day of July, 2022

Rosy

Rosy Pradhan

DIROJ

Diroj Shakya

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rosy Pradhan and Diroj Shakya, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13th day of July, 2022

[Signature]

Notary Public

My commission expires: 2/28/25

Exempt under the provisions of paragraph _____

