

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE  
OC22019118

Doc#. 2222310239 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/11/2022 02:57 PM Pg: 1 of 3

Dec ID 20220701691737  
ST/CO Stamp 0-164-037-200 ST Tax \$90.00 CO Tax \$45.00

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

**After recording mail to:**

R. Gregory Earl, III  
Earl Nelson Company Limited  
1455 Sequoia Drive, Suite 113  
Aurora, Illinois 60506

**This instrument was prepared by:**

R. Gregory Earl, III  
Earl Nelson Company Limited  
1455 Sequoia Drive, Suite 113  
Aurora, Illinois 60506



**WARRANTY DEED**

THE GRANTORS, **David T. Byrne**, heir at law of Thomas M. Byrne, III, Deceased, of the City of Naperville, County of DuPage and State of Illinois, and **Jeffrey M. Byrne**, heir at law of Thomas M. Byrne, III, Deceased, of the Village of North Aurora, County of Kane and State of Illinois ("**Grantors**"), for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, **CONVEY AND WARRANT** to Punjab Property Management, Inc., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, of the City of St. Charles, County of Kane and State of Illinois ("**Grantee**"), the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 990-104 IN THE TWELVE OAKS CONDOMINIUMS AT ELK GROVE, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 24, 2003 AS DOCUMENT NUMBER 0332819177; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

**Subject to:** General real estate taxes accrued, but not yet payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any,

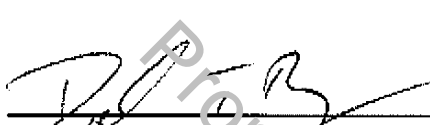
# UNOFFICIAL COPY

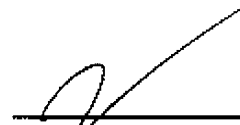
provided they do not interfere with the current use and enjoyment of the Real Estate. TO HAVE AND TO HOLD said premises, forever.

Permanent Index No: 08-27-102-125-1090

Address of Real Estate: 990 Perrie Drive, Unit 104, Elk Grove Village, Illinois 60007

Dated this 29th day of July, 2022.

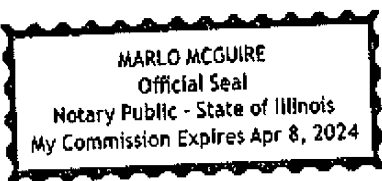
  
 \_\_\_\_\_  
 David T. Byrne, heir at law of Thomas M. Byrne, III, Deceased

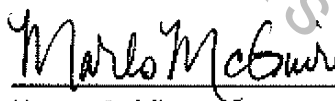
  
 \_\_\_\_\_  
 Jeffrey M. Byrne, heir at law of Thomas M. Byrne, III, Deceased

STATE OF ILLINOIS     )  
   ) SS.  
 COUNTY OF KANE       )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David T. Byrne and Jeffrey M. Byrne, 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.

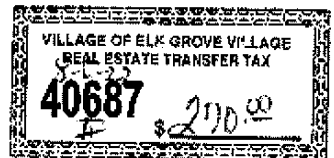
Given under my hand and notarial seal this 29th day of July, 2022



  
 \_\_\_\_\_  
 Notary Public

**GRANTEE'S ADDRESS AND SEND SUBSEQUENT TAX BILLS TO:**

Punjab Property Management, Inc.  
 3803 Chesapeake Road  
 St. Charles, Illinois 60175



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**



|                    |                                |
|--------------------|--------------------------------|
|                    | 03-Aug-2022                    |
| COUNTY:            | 45.00                          |
| ILLINOIS:          | 90.00                          |
| TOTAL:             | 135.00                         |
| 08-27-102-125-1090 | 20220701691737   0-164-037-200 |