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Doc# 2224215007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2022 11:03 AM PG: 1 OF 3

## WARRANTY DEED

### MAIL DEED and TAX BILL TO:

Balwinder Singh  
8749 Olcott Avenue  
Niles, Illinois 60714

2207003 COOK

THAT ON this 17th day of August, 2022,  
The **Grantor**, BCH Properties LLC, an Illinois Liability  
Liability Company, a company created and  
existing under and by virtue of the laws of  
the State of Illinois and duly authorized to transact business at 2860 Orchard Lane, Buffalo  
Grove, Illinois, 60089 for and in consideration of the sum Ten and xx/100's Dollars in cash and  
other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to  
**Grantees**, Balwinder Singh and Srijit Kaur, his wife, both of 8749 Olcott Avenue, Niles, Illinois  
60714, not as Tenants in Common, but all as Joint Tenants, the following described Real Estate  
situated in the County of Cook, State of Illinois, to wit:

See Attached Legal Description.

PINs: 02-12-200-046-0000

COMMONLY KNOWN AS: 1445 E. Forts O'Call Drive, Palatine, Illinois 60074

SUBJECT TO: covenants, conditions, Declarations and By-Laws and as amended from time to  
time, building lines and easements, and restrictions of record; and to General Taxes for 2021 and  
subsequent years.

It Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and  
has caused its name to be signed to these presents by its Manager, and attested by its Secretary.

Dated this 16th day of August, 2022.

BCH Properties LLC, by:

V. Bhaskar Vontikommu

Bhaskar Vontikommu, Manager

State of Illinois }  
} ss.

County of Lake }

PRO TITLE GROUP, INC.

5140 MAIN STREET

DOWNERS GROVE, IL 60515

PRO TITLE GROUP, INC

I, MICHAEL PELLEGRINI, a Notary Public in and for said County, in the State  
aforesaid, DO HEREBY CERTIFY that Bhaskar Vontikommu, 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 he signed, sealed and delivered the said instrument

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as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official notarial seal this 16 day of AUGUST, 2022.



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



Property of Cook County Clerk's Office

This instrument was prepared by:  
Michael J. Dudek, 9204 S. Commercial Ave., #315, Chicago, Illinois, 60617.

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REAL ESTATE TRANSFER TAX		30-Aug-2022
	COUNTY:	382.50
	ILLINOIS:	765.00
	TOTAL:	1,147.50
02-12-200-046-0000	20220801613734   1-712-417-360	

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## LEGAL DESCRIPTION "EXHIBIT A"

### LEGAL DESCRIPTION:

#### PARCEL 1:

THAT PART OF THE EAST 705.78 FEET (EXCEPT THE EAST 206.31 FEET) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, 25.09 FEET SOUTH, AS MEASURED ALONG THE WEST LINE THEREOF, AND 20.0 FEET EAST, AS MEASURED AT RIGHT ANGLES OF SAID WEST LINE, OF THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST, THE WEST LINE OF SAID TRACT HAVING ASSUMED BEARING OF NORTH-SOUTH, 51.0 FEET; THENCE SOUTH 64.33 FEET; THENCE WEST, 51.0 FEET; THENCE NORTH, 64.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF A PLANNED UNIT DEVELOPMENT "PORTS O'CALL OF PALATINE" DATED JUNE 14, 1976 AND RECORDED JUNE 14, 1976 AS DOCUMENT NO. 23518364.

**PROPERTY ADDRESS:** 1445 PORTS O'CALL DRIVE  
PALATINE, IL 60074

**TAX NUMBER:** 02-12-200-046-0000