

# UNOFFICIAL COPY

## WARRANTY DEED State of Illinois – County of Cook

Doc#: 2225101037 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/08/2022 07:34 AM Pg: 1 of 2

Dec ID 20220801600090  
ST/CO Stamp 1-552-955-984 ST Tax \$180.00 CO Tax \$90.00

**FIRST AMERICAN TITLE**  
**FILE #** AF1026890

The Grantors, PRANAY P. SURATI and SUNITA P. SURATI, husband and wife, of the City of Hawthorn Woods, County of Lake, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, hereby grants, bargains, sells, and conveys to the Grantees, NURJAMAL CHONOEVA and JAY N HABIBULLAEV, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common, but as Joint Tenants, to wit:

Permanent Real Estate Index Number: **02-15-301-058-1226**

Address of Real Estate: **390 WEST MAHOGANY COURT, UNIT 610, PALATINE, IL 60067**

Legal Description: PARCEL 1: UNIT 4-602 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021458156, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4-25 AND STORAGE UNIT S4-25, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0021458156.

\* Property is NOT Homestead property of the Grantors.

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

# UNOFFICIAL COPY

Warranty Deed (Cont.)  
390 West Mahogany Court, Unit 610, Palatine, IL 60067

Dated this 22 day of July, 2022.

Pranay P. Surati  
PRANAY P. SURATI, Grantor

Sunita P. Surati  
SUNITA P. SURATI, Grantor

State of IL )  
) ss.  
County of LAKE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify PRANAY P. SURATI and SUNITA P. SURATI, 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22<sup>nd</sup> day of July, 2022

Krupali Patel (Notary Public)  
Commission Expires Jul 21, 2022



Mail Recorded Deed To:  
Jalyn Habibullaev  
1208 Frederick St  
Elgin, IL 60120

Send Subsequent Tax Bills To: JALYN HABIBULLAEV  
1208 Frederick St  
Elgin IL 60120

This instrument was prepared by: BRIAN LOHSE, LOHSE LAW, INC., 270 Center Dr., Suite 210, Vernon Hills, IL 60061