

# UNOFFICIAL COPY

Doc#: 2226455114 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/21/2022 11:09 AM Pg: 1 of 3

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Larry Pickett  
1064 Sweetflower Dr.  
Hoffman Estates, IL  
60169

Dec ID 20220701677272  
ST/CO Stamp 1-054-415-440 ST Tax \$365.00 CO Tax \$182.50

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Larry Pickett and Danielle Pickett  
1064 Sweetflower Dr.  
Hoffman Estates, IL 60169

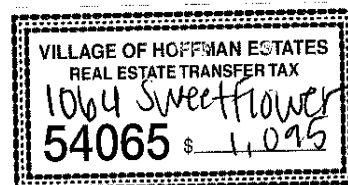
**THE GRANTORS: Anand J. Nair and Meenakshi Nair, husband and wife, of 1064 Sweetflower Dr., Hoffman Estates, IL 60169, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Larry Pickett and Danielle Pickett, husband and wife, of a married man of Cook County, IL, to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:**

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1064 Sweetflower Dr., Hoffman Estates, IL 60169  
PIN: 07-17-111-031-0000

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.



CT 22GND391125NP

# UNOFFICIAL COPY

DATED this 29 day of August, 2022.

[Signature]  
Anand J. Nair

[Signature]  
Meenakshi Nair

STATE OF Ill )  
COUNTY OF Peoria )SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Anand J. Nair and Meenakshi Nair**, 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 individually acknowledged that they signed 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 official seal this 29 day of August, 2022.

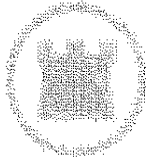
[Signature]  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Leonard M. Monson  
Attorney at Law  
552 S. Washington, Suite 100  
Naperville, IL 60540



# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

**Order No.:** 22GND391125NP

**For APN/Parcel ID(s):** 07-17-111-031

---

PARCEL 1: AREA 15 SUBAREA A IN CASEY FARMS UNIT TWO SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER OUTLOTS 'C', 'D', 'E' AND 'F' IN CASEY FARMS UNIT TWO SUBDIVISION AFORESAID, AS DEFINED AND SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE VILLAS OF CASEY FARMS DATED OCTOBER 17, 1990 AND RECORDED OCTOBER 31, 1990 AS DOCUMENT 90532380.

Public Property of Cook County Clerk's Office