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Doc#. 2227755180 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2022 02:19 PM Pg: 1 of 3

WARRANTY DEED

This instrument was prepared by:

Kevin C. Wille
Attorney at Law
Law Office of Kevin C. Wille LLC
701 W. Golf Road
Mount Prospect, IL 60056

Dec ID 20220901630490
ST/CO Stamp 1-439-903-312 ST Tax \$395.00 CO Tax \$197.50

THE GRANTOR, **Shyamal Lakhia, a married man***, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEEES, **Andrew Estrada and Heidi Estrada, husband and wife*** interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Exhibit "A" Legal Description

Property Index Number: 04-21-211-001-1019

Address of Real Estate: 3005 Lexington Lane, Unit 9R42, Glenview, IL 60026

SUBJECT TO: general real estate taxes for 2nd installment of 2021 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities.

DATED THIS 22 DAY OF SEPTEMBER, 2022

*Non-homestead property as to the named Grantor herein.

GRANTOR:




Shyamal Lakhia

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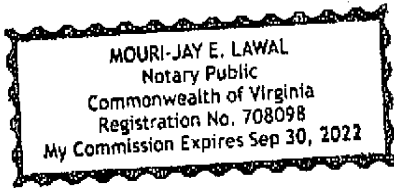
STATE OF VIRGINIA)
) SS.
COUNTY OF FAIRFAX)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Shyamal Lakhia**, personally known to me to be the same person whose names is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead if applicable.

Given under my hand and official seal, this 22ND day of September, 2022



Notary Public



REAL ESTATE TRANSFER TAX		04-Oct-2022
COUNTY:	197.50	
ILLINOIS:	395.00	
TOTAL:	592.50	
04-21-21 1001 1019	20220901630490	1-439-903-312

MAIL TO:

Heidi and Andrew Estrada
3005 Lexington Lane
Celenview, IL 60024

SEND SUBSEQUENT TAX BILLS TO:

Heidi and Andrew Estrada
3005 Lexington Lane
Celenview, IL 60024

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EXHIBIT A

Legal Description

Situated in the County of Cook, State of Illinois, to wit:

Parcel I: Unit 2-9-R-42 in Princeton Club Towne Villas Condominium, as delineated on a survey of the following described real estate: Certain Lot in Princeton Club Towne Villas Resubdivision, being a Resubdivision of part of Lot 1 in the Princeton Club, being a Subdivision of the Northwest 1/4 of the Northeast 1/4-of Section 21, Township 42 North, Range 12, East of the Third Principal Meridian, which survey is attached as exhibit A to that Declaration of Condominium recorded May 3, 1994, as Document Number 94394980, together with its undivided interest in the common elements; in Cook County, Illinois.

Parcel II Non-exclusive easement in favor of Parcel 1 for ingress and egress by pedestrian and vehicular, in non-commercial traffic as created, limited and defined in declaration and grant of easement recorded March 25, 1993 as Document Number 93224271 over, upon and: along the roads and streets constructed upon the condominium parcel (as described at Exhibit B and defined therein).

Parcel III Non-exclusive easement as created, limited and defined by that certain Declaration of Condominium for the Princeton Club recorded June 4, 1991 as Document Number 91267713 for the purpose of access and ingress to, and egress from, and the use, benefit and enjoyment of the recreational facilities (being a portion of the common elements of said condominium as defines and described in said declaration).

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