

ATC 43669 1/2

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## WARRANTY DEED

(Individual to Individual)

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THE GRANTOR

*Patricia K. Eubanks and Denise A. Birdsell, as joint tenants of 5 Egg Harbour Court*

Doc#: 2228445172 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/11/2022 04:06 PM Pg: 1 of 3

Dec ID 20220901649264  
ST/CO Stamp 0-371-039-824 ST Tax \$300.00 CO Tax \$150.00

(The Above Space for Recorder's Use Only)

of the Village of Schaumburg of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to **THE GRANTEE**

*Pratinosh Prakashrao Wadkar, a married man*  
of  
*1501 S Wolf Rd #224, Prospect Heights IL 60070*

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2021 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): **07-24-307-026-0000**  
Address of Real Estate: **5 Egg Harbour Court, Schaumburg, IL 60173**


DATED this *28* day of *September*, 2022

*Patricia K. Eubanks* (SEAL)  
**Patricia K. Eubanks**

*Denise A. Birdsell* (SEAL)  
**Denise A. Birdsell**

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Patricia K. Eubanks and Denise A. Birdsell, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this *28* day of *September*, 2022.

Commission expires *20*  


*Marcia Mercier*  
NOTARY PUBLIC

This instrument was prepared by: Lucas & Apostolopoulos, Ltd., 881 West Lake Street, Addison, Illinois 60101.

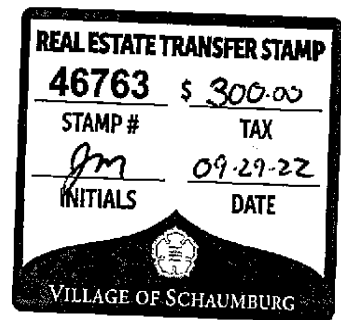
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## Legal Description

of premises commonly known 5 Egg Harbour Court Schaumburg IL 60173

PARCEL 1: THAT PART OF LOT 4 IN WYNDHAM COVE, A RESUBDIVISION OF LOT 8 IN LINCOLN MEADOWS SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1989 AS DOCUMENT 89007940 AND CERTIFICATE OF CORRECTION RECORDED JUNE 8, 1990 AS DOCUMENT 90271579 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 1996 AS DOCUMENT 96218335 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 19 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 119.90 FEET; THENCE SOUTH 10 DEGREES 47 MINUTES 15 SECONDS EAST, 74.71 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 10 DEGREES 47 MINUTES 15 SECONDS EAST, 24 FEET; THENCE SOUTH 79 DEGREES 12 MINUTES 45 SECONDS WEST, 69.46 FEET; THENCE NORTH 10 DEGREES 47 MINUTES 15 SECONDS WEST, 24 FEET; THENCE NORTH 79 DEGREES 12 MINUTES 45 SECONDS EAST, 69.47 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT FOR INGRESS AND EGRESS, AND DRIVEWAY FOR THE BENEFIT OF PARCEL 1 OVER COMMON AREA AS SET FORTH IN DECLARATION RECORDED MARCH 29, 1996 AS DOCUMENT 96243158 IN COOK COUNTY, ILLINOIS.



Acuity Title  
5301 Dempster St., Suite 206  
Skokie, IL 60077 \*\*\*\*\*

MAIL TO:

Ronak Desai

150 S. Wacker Drive, Suite 2600

Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Prathmesh Prakashrao Wadkar

5 Egg Harbour Court

Schaumburg, Illinois 60173

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

10-Oct-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

150.00  
300.00  
450.00

07-24-307-028-0000

20220901649264 | 0-371-039-824