## **UNOFFICIAL COPY**

Doc#. 2231841314 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/14/2022 03:12 PM Pg: 1 of 2

Dec ID 20221001673404

ST/CO Stamp 0-734-980-432 ST Tax \$115.00 CO Tax \$57.50

WARRANTY DEED
TENANCY BY THE ENTIRETY

MAIL TO: Vivek and Madhu Bhanot 103 Edgewood Court Rolling Meadows, Illinois 60008

NAME & ADDRESS OF TAXPAYER: Vivek and Madhu Bhanot 103 Edgewood Court Rolling Madows, Illinois 60008

GRANTOR(S), Lakshmi Narayana Nese and Geethavani Chave, his wife, of Buffalo Grove, Illinois, for and in corold ration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(5) and WARRANT(S) to the GRANTEE(S), Vivek Bhanot and Madhu Bhanot, husband and wife, of 103 Edgewood Court, Rolling Meadows, Cook County, Illinois, not as TENANTS IN COMMON but as JOINT TENANTS, the following described real estate:

UNIT NO. 2-3308 IN RUNAWAY BAY AT PALATINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAS' QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MEPIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEAST 3P. Y. RIGHT-OF-WAY LINE OF U. S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAS'T QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NOPTH LINE THAT IS 296.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST QUARTER, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-VAY LINE OF WILKE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 591.98 FEET TO APPOINT ON A LINE THAT IS 727 FEET NORTHERLY OF (M. ASURED ALONG THE EASTERLY LINE THEREOF) IN PARALLEL WITH THE SOUTH LINE OF SAID MORTHEAST QUARTER, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID TAPALLEL LINE) THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES AND 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTFALY ALONG A LINE WHICH FORMS ENABLED 24 DEGREES 30 MINUTES TO THE LETT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FLET TO THE NORTHWESTERLY RIGHT-OF -WAY LINE OF U. S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527610080, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 02-12-213-001-1270

Property Address: 3000 Bayside Drive, Apt. 308, Palatine, Illinois 60074

FIRST AMERICAN TITLE FILE #AF10395岁6

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## **UNOFFICIAL COPY**

SUBJECT TO: (1) General real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions of record. GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To HAVE AND TO HOLD said premises not as TENANTS IN COMMONS but as JOINT TENANTS.

DATED this QC day of October, 2022.

M. Leakshmi Manayawa- Lakshmi Narayana Nese	K. C. Gechtonory  Geethavani Chave
STATE OF Things )  COUNTY Lake )	
COUNTY JOSE )	
Lakshmi Narayana Nese, personally known to m foregoing instrument, appeared before me this day	County and State aforesaid, DO HEREBY CERTIFY that he to be the same person whose name is subscribed to the in person, and acknowledged that he/she signed, sealed and voluntary act, for the uses and purposes therein set forth, estead.
Given under my hand and notary seal, this day	of October, 2022.
Auflika Calpynal  Notary Public (seal)	My commission expires: May 11, 2022
STATE OF <u>Illihois</u> ss	ANJELIKA GRIGORYANS Official Seal Liotary Public - State of Illinois My Commission Expires May 11, 2024
Geethavani Chave, personally known to me to be a instrument, appeared before me this day in person, the said instrument as his/her free and voluntary ac release and waiver of the right of homestead.	County and State aforesaid DO HEREBY CERTIFY that the same person whose name is subscribed to the foregoing and acknowledged that he/she signed, sealed and delivered t, for the uses and purposes therein set forth, including the
Given under my hand and notary seal, this <u>D</u> day	of October, 2022.
Myelika CuraryOG  Notary Public (seal)	My commission expires: May May 222  ANJELIKA GRIGORYANS Official Seal Notary Public - State of Illinois
COUNTY - ILLINOIS TRANSFER STAMPS	my commission Expires May 11, 2024
Exempt Under Provision of	T toparee 1
Paragraph Section 4, Real Estate Transfer Act	Steven G. Evans
Date: October, 2022	1627 Colonial Parkway Palatine, Illinois 60067
Signature:	r aradie, rimois 60007