

UNOFFICIAL COPY

Doc#: 2231842170 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2022 01:19 PM Pg: 1 of 3

Dec ID 20221101680091
ST/CO Stamp 1-394-923-856 ST Tax \$751.00 CO Tax \$375.50

RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

OC22024279

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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Georgina Estrada
309 S. Roselle Rd.
Roselle, IL 60172

FIDELITY NATIONAL TITLE
OC22024279

(The Above Space for Recorder's Use Only)

THE GRANTOR Georgina Estrada, unmarried, of 309 S. Roselle Rd., Roselle, IL 60172 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to ~~Manish Shah and Virat~~ *
Katwala, Husband and Wife, of 356 Erie Circle, Bloomingdale, IL 60108, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* Dickens Way LLC, an Illinois Limited Liability Company

PARCEL 1:

THAT PART OF LOT 18254 (EXCEPT THAT PART OF SAID LOT 18254 LYING SOUTH OF A LINE DRAWN AT 90 DEGREES TO THE EAST LINE OF SAID LOT AT A POINT ON SAID EAST LINE 195.43 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT), IN SECTION 3, WEATHERSFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:: COMMENCING ON WEST LINE OF SAID LOT 18254 AT A POINT 801.35 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 18254; THENCE EAST 95.70 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; (FOR THE PURPOSES OF DESCRIBING THIS PARCEL WEST LINE OF SAID LOT 18254 IS TAKEN AS NORTH AND SOUTH); THENCE NORTH 51.80 FEET, THE EAST 43.0 FEET; THENCE SOUTH 49.97 FEET; THENCE EAST 3.00 FEET; THENCE SOUTH 1.83 FEET; THENCE WEST 40.00 FEET, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 9, 1978 AND RECORDED MARCH 31, 1978 AS DOCUMENT NUMBER 24384493 AND AS CREATED BY DEED FROM FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 17, 1977 AND KNOWN AS TRUST NUMBER 74201807 TO ANNA C. MAXA DATED AUGUST 30, 1978 AND RECORDED SEPTEMBER 18, 1978 AS DOCUMENT NO. 24631102 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 07-27-302-029-0000

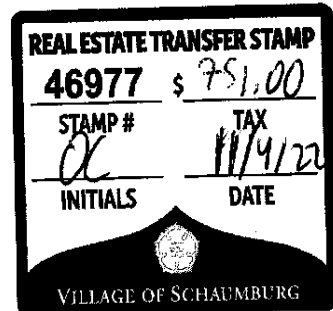
Property Address: 1089 Dickens Way, Schaumburg, IL 60193

REAL ESTATE TRANSFER TAX

10-Nov-2022



COUNTY:	375.50
ILLINOIS:	751.00
TOTAL:	1,126.50



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

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.

Dated this 15 day of Oct, 2022.

Georgina Estrada
Georgina Estrada

STATE OF ILLINOIS)
) SS,
COUNTY OF ~~WILL~~)
 DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Georgina Estrada personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 15 day of Oct, 2022.

Joanne Griseta
Notary Public



THIS INSTRUMENT PREPARED BY
Gary K. Davidson
Castle Law
2 N. 129th Infantry Drive
Joliet, IL 60435

MAIL TO:

~~Law Office of Ronak Desai~~
~~150 S. Wacker Drive~~
~~Ste. 2600~~
~~Chicago, IL 60606~~
Manish Shah and Viral Kartwal
338 Erie Circle
Bloomington, IL 61008

GRANTEE'S ADDRESS &
SEND SUBSEQUENT TAX BILLS TO:

Manish Shah and Viral Kartwal
~~1089 Dickens Way~~ 338 Erie Circle
~~Schaumburg, IL 60193~~ Bloomington, IL 61008