

# UNOFFICIAL COPY

Doc#: 2307333258 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2023 11:54 AM Pg: 1 of 3

Dec ID 20230301665859  
ST/CO Stamp 0-361-439-440 ST Tax \$325.00 CO Tax \$162.50

## WARRANTY DEED

Commitment Number: BW23064974 *1/1 JD*

THE GRANTOR(S) **Doina Sofroni**, a married woman, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to, **Makesh Bhatla and Monika Bhatla**, husband and wife, as joint tenants, all of the interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**Legal Description:** Legal Description is attached as Exhibit A.


**Permanent Real Estate Index Number:** 02-26-412-025-0000

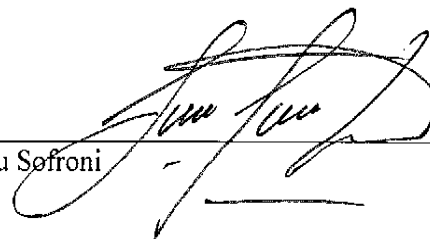
**Address of Real Estate:** 3802 Ashley Court, Rolling Meadows, Illinois 60008

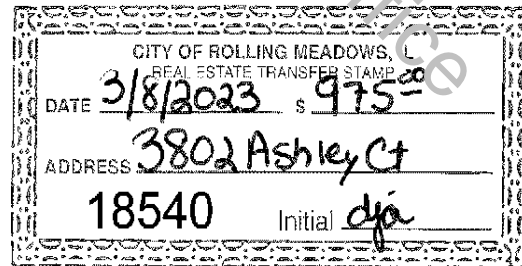
**SUBJECT TO:** General taxes and assessments for the year 2022 and subsequent years which are not yet due and payable; Covenants, conditions, and restrictions of record; and Private, public and utility easements and roads and highways.



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

Dated this day *28<sup>th</sup>* of February 2023

  
\_\_\_\_\_  
Doina Sofroni

  
\_\_\_\_\_  
Dumitru Sofroni



REAL ESTATE TRANSFER TAX		09-Mar-2023
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50

02-26-412-025-0000 | 20230301665859 | 0-361-439-440

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STATE OF ILLINOIS, COUNTY OF DUPAGE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Doina Sofroni and Dumitru Sofroni, husband and wife (personally known to me to be the same person(s) whose name(s) is 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 February 2023.

*Grazina Serniuviene*  
\_\_\_\_\_  
Notary Public

**Prepared by:**

Constantine G. Tzamouranis  
Law Office of Constantine G. Tzamouranis, P.C.  
9631 West 153<sup>rd</sup> Street, Suite 35  
Orland Park, Illinois 60462



**Mail to:**

Michael T. Gassior  
3701 Algonquin Road, Suite 715  
Rolling Meadows, Illinois 60008

**Name and Address of Taxpayer:**

Mukesh Bhatla and Monika Bhatla  
~~3802 Ashley Court, Rolling Meadows, Illinois 60008~~ *1253 S. Patrick Lane*  
*Palatine, IL 60067*

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BW23064974

Exhibit A

PARCEL I:

THAT PART OF LOTS 14 -19 IN THE TOWNHOMES OF WESTMINSTER, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 18, 2000 AS DOCUMENT NO. 00358653, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14-19; THENCE NORTH 66 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 23 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 23 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 66 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 66 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL II:

EASEMENT FOR INGRESS AND, EGRESS OVER LOT 29 AS CONTAINED IN THE PLAT OF TOWNHOMES OF WESTMINSTER AND IN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED ON MAY 18, 2000 AS DOCUMENT NO. 0035865 AND 00358674 RESPECTIVELY.

PIN: 02-26-412-025-0000

For Informational Purposes only: 3802 Ashley Court, Rolling Meadows, IL 60008