

# UNOFFICIAL COPY

Doc#: 2308046151 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/21/2023 11:30 AM Pg: 1 of 3

## WARRANTY DEED

Statutory (ILLINOIS)

Dec ID 20230301673819  
ST/CO Stamp 1-679-919-312 ST Tax \$170.00 CO Tax \$85.00

### THE GRANTOR,

**Mohammad A Baqai, a married man**  
of the Village of Hoffman Estates,  
State of Illinois, for and in  
consideration of TEN AND  
NO 00/100 (\$10.00)  
DOLLARS and other good  
and valuable consideration,  
in hand paid, CONVEYS and  
WARRANTS to the GRANTEEES,  
**Umang Talati and Neha Pandey, a**  
married, persons  
as tenants in common, all interest in the  
following described real estate  
situated in the County of Cook,  
State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: 2021 Real estate taxes (2) Covenants, conditions, restrictions and easements  
apparent or of record; (3) All applicable zoning laws and ordinances; Hereby releasing and  
waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND HOLD of said premises forever.

Permanent Index Number: 07-08-~~15~~-108-029-0000

Address of Real Estate: 1952 Huntington Blvd #1952 Hoffman Estates, IL 60169

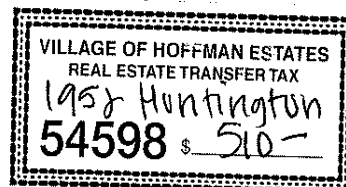
DATED this 14 day of March, 2023

  
Mohammad A Baqai

(SEAL)

(SEAL)

FIDELITY NATIONAL  
TITLE SC23002402



# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK )

Exempt under Provisions  
Of paragraph D section  
31- 45 -----

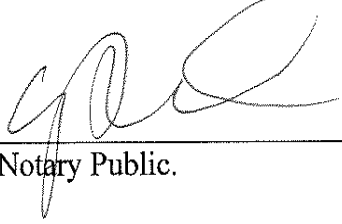
----- Date

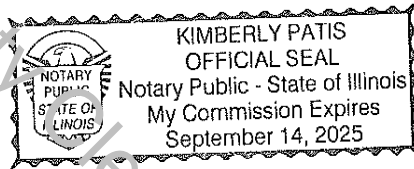
-----

Buyer/Seller/Rep

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Mohammad A. Bagai, personally known to me be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge 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 & official seal this 17 day of MARCH, 2023.

  
\_\_\_\_\_  
Notary Public.



Prepared by:

Aftab A. Iqbal/Attorney at Law

AAI Law Group LLC

477 E. Butterfield Rd Suite #108

Lombard, Illinois 60148

### GRANTEE'S ADDRESS &

Mail Recorded Deed To:

Umang Talati  
1255 Rosedale Lane  
Hoffman Estates, IL 60169

Mail Tax Bill to:

Umang Talati  
1255 Rosedale Lane  
Hoffman Estates, IL 60169

# UNOFFICIAL COPY



## EXHIBIT A

Order No.: SC23002402

For APN/Parcel ID(s): 07-08-108-029-0000

For Tax Map ID(s): 07-08-108-029-0000

---

PARCEL 1:

LOT 5 IN BLOCK 3 IN HUNTINGTON CLUB, BEING A SUBDIVISION OF PART OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1993 AS DOCUMENT NUMBER 93924435, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERPETUAL NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION RECORDED OCTOBER 29, 1979 AS DOCUMENT 25214474 AND FILED JANUARY 30, 1980 AS DOCUMENT LR3143390 AND CREATED IN DEED RECORDED MAY 5, 1995 AS DOCUMENT 95300262 FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS IN, OVER AND UPON PROPERTY THEREIN DESCRIBED AS PRIVATE ROADWAY COMMONLY KNOWN AS HUNTINGTON AND ARDWICK.

PARCEL 3:

A PERPETUAL NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE COMMON AREAS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS' ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT 93943916 AND CREATED BY DEED RECORDED MAY 5, 1995 AS DOCUMENT 95300262.

PARCEL 4:

A PERPETUAL NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE COMMON AREAS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS AND PARTY WALL RIGHTS FOR HUNTINGTON CLUB TOWNHOME ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT 93943917 AND CREATED BY DEED RECORDED MAY 5, 1995 AS DOCUMENT 95300262.