

# UNOFFICIAL COPY

Doc#: 2315145012 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/31/2023 09:20 AM Pg: 1 of 4

**GIT** 410755956 2/2  
**WARRANTY DEED**  
Statutory (ILLINOIS) (General)

Dec ID 20230501611164  
ST/CO Stamp 1-543-105-232 ST Tax \$126.00 CO Tax \$63.00

THE GRANTOR,

JANICE K. RIEMER, SOLE HEIR OF  
DAVID LEE RIEMER, DECEASED,

of Topeka, Kansas, for and in consideration of TEN AND NO/100-----(\$10.00) DOLLARS, AND OTHER  
GOOD AND VALUABLE CONSIDERATION, in hand paid, CONVEYS and WARRANTS to  
JITENDRA PATEL, 202 Wimbledon Place, Bloomingdale, Illinois 60108

the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit: (See  
Exhibit "A" 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 taxes for 2022 and  
subsequent years and (see reverse side.)

Permanent Index Number (PIN): 06-20-00-012-0000

Address(es) of Real Estate: 1600 Villa Street, a/a 875 Galt Boulevard, Elgin, Illinois 60120

DATED this 8 day of May, 2023.

BY: Janice K. Riemer  
JANICE K. RIEMER, Sole Heir

State of Kansas, County of ShawneeSS.

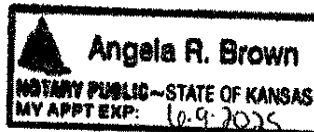
I, the undersigned, a Notary Public in and for said County, in  
the State aforesaid, DO HEREBY CERTIFY that JANICE K.  
RIEMER, SOLE HEIR OF DAVID LEE RIEMER, Deceased,  
personally known to me to be the same person(s) whose  
name(s) is/are subscribed to the foregoing instrument,  
appeared before me this day in person, and acknowledged that  
she signed, sealed and delivered the said instrument as her free  
and voluntary act, for the uses and purposes therein set forth,  
including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 8 day of May, 2023.

Angela R. Brown  
NOTARY PUBLIC

This instrument was prepared by  
MARK F. KALINA/GUERARD, KALINA & BUTKUS  
310 S. County Farm Rd., Suite H, Wheaton, IL 60187



REAL ESTATE TRANSFER TAX	30-May-2023
COUNTY:	63.00
ILLINOIS:	126.00
TOTAL:	189.00

06-20-400-012-0000 | 20230501611164 | 1-543-105-232

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## LEGAL DESCRIPTION

of premises commonly known as 1600 Villa Street, a/k/a 875 Galt Boulevard, Elgin, Illinois 60120

SEE EXHIBIT "A" ATTACHED HERETO.

FURTHER SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any;

Property of Cook County Clerk's Office

MAIL TO:

JITENDRA PATEL  
(Name)  
202 Wimbledon Pl  
(Address)  
Bloomington IL 60108  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

JITENDRA PATEL  
202 Wimbledon Place  
Bloomington, IL 60108

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## EXHIBIT "A"

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF GALT BLVD WITH THE NORTHWESTERLY LINE OF HILLIARD DRIVE, HERETOFORE DEDICATED BY OAKRIDGE COMMERCIAL PARK, RECORDED AS DOCUMENT 88559121; THENCE SOUTH 29 DEGREES, 30 MINUTES, 21 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 237.35 FEET, TO THE NORTHERLY LINE OF U. S. ROUTE 20 (LAKE STREET) AS DEDICATED BY DOCUMENT NO. 9171745; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY LINE, BEING THE ARC OF A CIRCLE, HAVING A RADIUS OF 2321.83 FEET, WHOSE CENTER LIES SOUTHWESTERLY, AN ARC DISTANCE OF 364.28 FEET, TO THE MOST EASTERLY CORNER OF A TRACT OF LAND ACQUIRED FOR THE WIDENING OF SAID U. S. ROUTE 20 (LAKE STREET), BY DOCUMENT NO. 11165591; THENCE NORTH 64 DEGREES, 28 MINUTES, 54 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID U. S. ROUTE 20, AS WIDENED BY DOCUMENT NO. 11165591, A DISTANCE OF 129.47 FEET, TO THE MOST SOUTHERLY CORNER OF LOT 1, IN SAID OAKRIDGE COMMERCIAL PARK; THENCE NORTH 52 DEGREES, 45 MINUTES, 00 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 308.30 FEET, TO THE MOST EASTERLY CORNER OF SAID LOT 1 AND TO THE SOUTHWESTERLY LINE OF SAID GALT BLVD; THENCE SOUTH 60 DEGREES, 29 MINUTES, 39 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 364.80 FEET, TO THE POINT OF BEGINNING; ALL IN HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS;

EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED NOVEMBER 13, 2004 AS DOCUMENT NO. 0432046094, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF GALT BOULEVARD WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF HILLIARD DRIVE AS HERETOFORE DEDICATED BY OAKRIDGE COMMERCIAL PARK, A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 20 RECORDED DECEMBER 5, 1968 AS DOCUMENT NO. 88559121, THENCE SOUTH 29 DEGREES 40 MINUTES 43 SECONDS WEST (RECORD BEING SOUTH 29 DEGREES 30 MINUTES 21 SECONDS WEST) ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF HILLIARD DRIVE, 217.35 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2342.01 FEET THAT IS PARALLEL WITH THE CENTER LINE OF U.S. ROUTE NO. 20 PER THE PLAT OF DEDICATION OF ROUTE 5 - SECTION-7V RECORDED FEBRUARY 5, 1926 AS DOCUMENT NO. 9171745. AN ARC DISTANCE OF 467.91 FEET TO A POINT OF TANGENCY. THE CHORD OF SAID ARC HAVING A LENGTH OF 467.13 FEET AND A BEARING OF NORTH 67 DEGREES 01 MINUTE 25 SECONDS WEST; THENCE NORTH 72 DEGREES 44 MINUTES 49 SECONDS WEST, PARALLEL WITH SAID CENTER LINE OF U.S. ROUTE NO. 20 (ROUTE 5 - SECTION-7V), A DISTANCE OF 26.43 FEET TO THE SOUTHEASTERLY LINE OF LOT 1 IN AFORESAID OAKRIDGE COMMERCIAL PARK; THENCE SOUTH 53 DEGREES 54 MINUTES 53 SECONDS WEST (RECORD BEING SOUTH 53 DEGREES 45 MINUTES 00 SECONDS WEST) ALONG SAID SOUTHEASTERLY LINE, 3.89 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 20 (ROUTE 5) AS WIDENED BY PLAT OF DEDICATION RECORDED NOVEMBER 17, 1932 AS DOCUMENT NO. 11165591; THENCE SOUTH 84 DEGREES 18 MINUTES 14 SECONDS EAST (RECORD BEING SOUTH 64 DEGREES 28 MINUTES 54 SECONDS EAST) ALONG SAID NORTHERLY RIGHT OF WAY LINE, AS WIDENED, 129.41 FEET (RECORD BEING 129.47 FEET) TO THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID U.S. ROUTE NO. 20 PER DOCUMENT NO. 9171745; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE PER DOCUMENT NO. 9171745, BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2322.01 FEET (RECORD PER PLAT OF DEDICATION BEING 2322.00 FEET) AN ARC DISTANCE OF 364.28 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF HILLIARD DRIVE, THE CHORD OF SAID ARC HAVING A LENGTH OF 363.91 FEET AND A BEARING OF SOUTH 65 DEGREES 48 MINUTES 10 SECONDS EAST; THENCE NORTH 29 DEGREES 40 MINUTES 43 SECONDS EAST (RECORD BEING NORTH 29 DEGREES 30 MINUTES 21 SECONDS EAST) ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

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## CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

05/12/2023  
Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # \_\_\_\_\_

Date Recorded: \_\_\_\_\_



CHECK APPROPRIATE BOX(ES)

- |   |   |
|---|---|
| <input type="checkbox"/> Single Family Resident       | <input type="checkbox"/> Commercial                 |
| <input type="checkbox"/> Condo, Co-op, or Town Home   | <input type="checkbox"/> Industrial                 |
| <input type="checkbox"/> 2-3 Unit (Residential)       | <input checked="" type="checkbox"/> Vacant Land     |
| <input type="checkbox"/> 4 or More Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

### INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to [Transferstamp@cityofelgin.org](mailto:Transferstamp@cityofelgin.org)

For additional information, please call 311 (In Elgin) or 847-931-6701 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 1600 Villa Street, a/k/a 875 Galt Boulevard 60120  
Street Zip Code

Permanent Property Index No.: 06-20-400-012

Date of Deed May 11, 2023 Type of Deed: Warranty

\_\_\_\_\_

We hereby declare the above facts contained in this declaration to be true and correct.

### GRANTOR

Janice K. Riemer, Sole Heir of David Lee Riemer 7717 SW 24th Terrace, Topeka, KS 66614  
Name Address, City, State, Zip  
[Signature] 5/2/23  
Signature Date Signed

### GRANTEE

Jitendra Patel 202 Wimbledon Place, Bloomington, IL 6010  
Name Address, City, State, Zip  
[Signature] 05/25/23  
Signature Date of Signature