

UNOFFICIAL COPY

Doc#: 2315757167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 10:27 AM Pg: 1 of 7

23CNW901619 EL //

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR

Margarita Sandoval, Cristian Sandoval,
Noemi Sandoval, Roberto Sandoval,
and Maria Sandoval
1150 Clover Hill Lane Elgin, IL 60120

Dec ID 20230501633394
ST/CO Stamp 1-786-108-624 ST Tax \$460.00 CO Tax \$230.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Margarita Sandoval, a married woman*, of 15732 Barnard Dr. Noblesville, IN 46062, Cristian Sandoval, a married man*, of 2551 Bella Dr. Pingree Grove, IL 60140, and Noemi Sandoval, a single woman, and Roberto Sandoval and Maria Sandoval, a married couple, of 1150 Clover Hill Lane Elgin, IL 60120, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Manjiri Payan and Vivek Payan, a married couple, of LOOK COUNTY, as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 06-06-209-001-0000

Property Address: 1150 Clover Hill Lane, Elgin, IL 60120

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.

*Not a homestead property as to grantors' spouses

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Dated this 1st day of June, 2023.



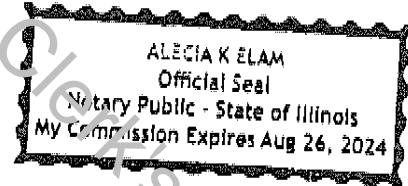
Christian ~~Christian~~ Sandoval

STATE OF ILLINOIS)
) SS,
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~Christian Sandoval~~ personally known to me to be the same persons 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 1st day of June, 2023.

Notary Public



THIS INSTRUMENT PREPARED BY
Emi Morales
Cohen, Donahue & Salazar
2400 Big Timber Road, Suite 108
Elgin, IL 60124

MAIL TO:

HT Law LLC
2516 Waukegan Rd. #352
Glenview, IL 60025

SEND SUBSEQUENT TAX BILLS TO:

Manjiri Payan
1150 Clover Hill Lane
Elgin, IL 60120

UNOFFICIAL COPY

Dated this 1st day of June, 2023.

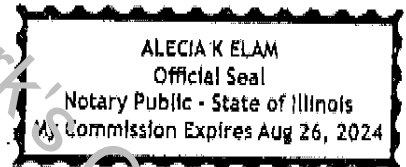
M S R
Margarita Sandoval n/k/a
Margarita Sandoval-Rolfs

STATE OF ILLINOIS)
) SS,
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Margarita Sandoval n/k/a Margarita Sandoval-Rolfs personally known to me to be the same persons 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 1st day of June, 2023.

M S R
Notary Public



THIS INSTRUMENT PREPARED BY
Emi Morales
Cohen, Donahue & Salazar
2400 Big Timber Road, Suite 108
Elgin, IL 60124

MAIL TO:

HT Law LLC
2516 Waukegan Rd. #352
Glenview, IL 60025

SEND SUBSEQUENT TAX BILLS TO:

Manjiri Payan
1150 Clover Hill Lane
Elgin, IL 60120

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Dated this 2 day of June, 2023.

ROBERTO SANDOVAL
Roberto Sandoval

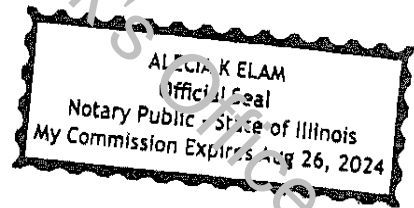
Maria De Jesus V Sandoval
Maria DeJesus V Sandoval

STATE OF ILLINOIS)
) SS,
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Roberto Sandoval and Maria DeJesus V Sandoval personally known to me to be the same persons whose name are 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 2 day of June, 2023.

Notary Public



THIS INSTRUMENT PREPARED BY
Emi Morales
Cohen, Donahue & Salazar
2400 Big Timber Road, Suite 108
Elgin, IL 60124

MAIL TO:

HT Law LLC
2516 Waukegan Rd. #352
Glenview, IL 60025

SEND SUBSEQUENT TAX BILLS TO:

Manjiri Payan
1150 Clover Hill Lane
Elgin, IL 60120

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EXHIBIT A LEGAL DESCRIPTION

LOT 64 AT PRINCETON WEST PHASE 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF FRACTIONAL SECTION 6 AND THE NORTHEAST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 2003 AS DOCUMENT NO. 0332534090 AND CORRECTED BY CERTIFICATE RECORDED SEPTEMBER 24, 2004 AS DOCUMENT NO. 0426844031, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

6/2/23

Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____



CHECK APPROPRIATE BOX(ES)

- | | |
|--|---|
| <input checked="" 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 Units (Residential) | <input 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

For additional information, please call 311 (in Elgin) or 847-932-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 1158 COVER HILL LN. Street 08120 Zip Code

Permanent Property Index No.: 00-00-209-001-0000

Date of Deed _____ Type of Deed: WARRANTY

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

GRANTOR Roberto, Maria De Jesus V.

Cristian, Noemi & Margarita Candival 1158 COVER HILL LN. Elgin IL 08120
Name Address, City, State, Zip

NMBIALA 5/30/2023
Signature Date Signed

GRANTEE

Manjiri & Vivek Payan _____
Name Address, City, State, Zip

NMBIALA 5/30/2023
Signature Date of Signature