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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2319212311 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2023 03:57 PM Pg: 1 of 3

Dec ID 20230601659903
ST/CO Stamp 1-427-103-440 ST Tax \$143.00 CO Tax \$71.50

THE GRANTORS, Batmunkh Mendbayar and Zoljargal Khishigdavaa, a married couple, of the City of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Himansi Dharamshi Babia, A Single Person, residing at 22411 134th Place Southeast, Kent, Washington 98042, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

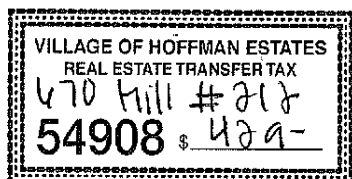
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: the general real estate taxes not due and payable at the time of Closing and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other government regulations.

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

Property Real Estate Index Number(s): 07-16-200-056-1175

Address(es) of Real Estate: 670 Hill Drive, Unit 5-212, Hoffman Estates, IL 60109



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DATED this 27 day of June, 2023.

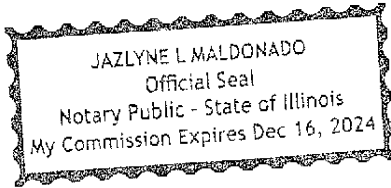
Batmunkh Mendbayar
Batmunkh Mendbayar

Zoljargal Khishigdavaa
Zoljargal Khishigdavaa

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Batmunkh Mendbayar and Zoljargal Khishigdavaa, personally known to me to be the same persons whose names 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 27 day of June, 2023.



Jazlyne L. Maldonado
Notary Public

Prepared By:
Sutton Law, LLC
333 South Wabash Avenue
Suite 2700
Chicago, IL 60604

Mail Recorded Deed To:
22411 134TH PL
SE Kent, WA 98042

Mail Tax Bill To:
Himansi Dharamshi Babia
670 Hill Drive
Unit 5-212
Hoffman Estates, IL 60169

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Exhibit "A" – Legal Description

Unit Number 5-212 in Highland Crossing Condominium as delineated on a Plat survey of a portion of that part of the Northeast 1/4 of Section 16, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "C" to the Declaration of Condominium Ownership for Highland crossing add on condominium and of easements relating to the uncovered area, recorded in Cook County, Illinois, as Document Number 25609760, and any amendments thereto, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office