

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#. 2319812136 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/17/2023 12:30 PM Pg: 1 of 2

Dec ID 20230601641289

ST/CO Stamp 0-993-272-272 ST Tax \$123.00 CO Tax \$61.50

Above Space for Recorder's Use Only

THE GRANTOR(s): WENDI D. LEISER, a single person, for and in consideration of TEN and 00/100 DOLLARS, and other good valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to BHAVIK TEJANI AND DEVANSHI B. TEJANI, married couple, of 1570 Creeks Crossing Drive, Algonquin, IL, 60102, as JOINT TENANTS, not as tenants by the entirety and not as tenants in common the following described Real Estate situated in the County of Cook, in the State of Illinois (to wit: (See page 2 for legal description attached here and made part hereof.), 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; Covenants, conditions, and restrictions of record, if any:

Permanent Real Estate Index Number(s): 07-32-100-018-1169

Address(es) of Real Estate: 1463 Mercury Drive #129, Schaumburg, IL 60193

The date of this deed of conveyance is June 23, 2023

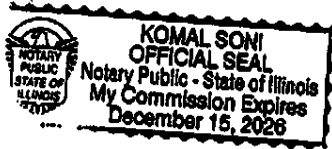
Wendi D. Leiser
WENDI D. LEISER

State of IL County of DeKalb ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, WENDI D. LEISER, 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 he/she(they) signed, sealed and delivered the said instrument as his/her(their) 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 on June 23, 2023



(My Commission Expires Dec. 15, 2026)

Komal Soni
Notary Public

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LEGAL DESCRIPTION

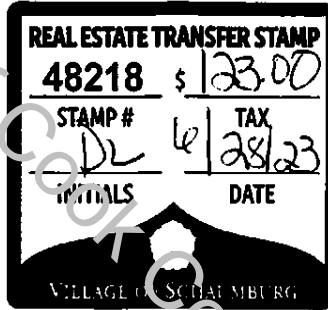
For the premises commonly known as:

1463 MERCURY DRIVE, #129, SCHAUMBURG, IL 60193

Legal Description:

UNIT NO. 129, IN BUILDING: 1463 MERCURY DRIVE, IN COUNTRY LANE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST 7/8THS OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF IRVING PARK ROAD AS DEDICATED PER DOCUMENT NUMBER 11245765, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM MADE BY THE LAGRANGE STATE BANK OF LAGRANGE, ILLINOIS, AS TRUSTEE UNDER TRUST NUMBER 4912, AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24866317, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ATTACHED THERETO AS EXHIBIT "D", IN COOK COUNTY, ILLINOIS.



This instrument was prepared by: Daniel F. Stern, Esq. 200 S. Wacker Dr., Ste. 726 Chicago, IL 60606	Send subsequent tax bills to: BHAVIK TEJANI AND DEVANSII B. TEJANI 1463 Mercury Dr., #129 Schaumburg, IL 60193	Recorder-mail recorded document to: GHFB Ltd 939 N. Plum Grove Rd #C Schaumburg, IL 60193
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