

UNOFFICIAL COPY

WARRANTY DEED

4107655965 1/3

Doc#: 2322706033 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2023 10:44 AM Pg: 1 of 2

Dec ID 20230801693837
ST/CO Stamp 1-962-834-384 ST Tax \$615.00 CO Tax \$307.50

GIT

THE GRANTOR(S), CAPITAL DEVELOPMENT GROUP USA, LLC, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to it in hand paid, CONVEYS and WARRANTS to LALCHAND T. GOYAL and PRAMILA LALCHAND GOYAL, as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit:

*Husband and wife

Permanent Real Estate Index Number(s): 03-02-100-081-0000 (underlying PIN includes other property)
Address of Real Estate: 65 Prairie Court, Wheeling, IL 60090

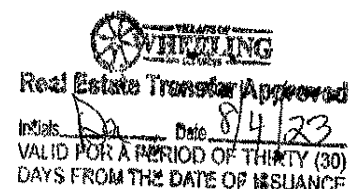
LOT 11 IN PRAIRIE PARK AT WHEELING RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION, BEING A SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2022 AS DOCUMENT NO. 2225613066.

TO HAVE AND TO HOLD said premises.

SUBJECT TO: (i) general real estate taxes not due and payable at the time of Closing; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) Act and the Municipal Code of the Village of Wheeling; (iv) the Townhome Documents, including all amendments thereto; (v) applicable zoning and building laws and ordinances; (vi) roads and highways, if any; (vii) public, private and utility easements, whether recorded or unrecorded, including any easements established by or implied from the Declaration or amendments hereto; (viii) agreements, conditions, covenants, building set-back lines and restrictions of record, if any; (ix) leases and licenses affecting the common areas; (x) easements, encroachments and other matters affecting title to the Property; (xi) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; and (xii) liens, encumbrances and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

DATED this 4 day of August, 2023.

[Signature page follows]



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GRANTOR:

By:

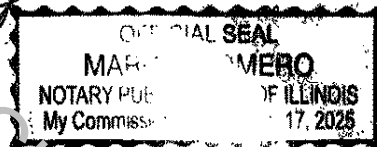
Boris Stratievsky as manager of Neder Capital Services, LLC
as manager of Capital Development Group USA, LLC

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Boris Stratievsky** personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of AUGUST, 2023

(Notary Public)



Prepared By:
The Makarchuk Law Firm, LLC
Yaryna Makarchuk
370 W Dundee Rd,
Wheeling, IL 60090

Mail recorded deed to:
T. Paul S. Chawla
3908 N. Cass Ave
Westmont, IL 60559

Name and address of Grantees (and
send future tax bills to):
01
LALCHAND T. GOYAL
65 PRAIRIE PARK DR
WHEELING, IL 60090

REAL ESTATE TRANSFER TAX		11-Aug-2023
COUNTY:	307.50	
ILLINOIS:	615.00	
TOTAL:	922.50	



03-02-100-081-0000 | 20230801693837 | 1-962-834-384