

UNOFFICIAL COPY

Doc#: 2327208192 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2023 04:08 PM Pg: 1 of 4

Dec ID 20230901638482
ST/CO Stamp 0-493-339-600 ST Tax \$150.00 CO Tax \$75.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Amit Chakraborty and Tanima Chakraborty

(The Above Space for Recorder's Use Only)

THE GRANTORS Amit Chakraborty and Tanima Chakraborty, husband and wife, of Palatine, IL, 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 Vikram Mohanagandhi and Geerthana Ramalingam, husband and wife, of 119 Thorne Grove Drive, Vernon Hills, IL 60061, joint tenants with rights of survivorship, 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): 02-12-213-001- 1076

Property Address: 2500 Bayside Dr, Unit 4, Palatine, IL 60074

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.

Dated this 27th day of Sep., 2023.

Amit Chakraborty
Amit Chakraborty

Tanima Chakraborty
Tanima Chakraborty

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Amit Chakraborty and Tanima Chakraborty personally known to me to be the same persons whose names 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 26th day of SEP, 2023.



[Handwritten Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
Martin Kaczor
KS Law Group, LLC
7153 W. Belmont Ave.
Chicago, IL 60634

MAIL TO:

Nirav S Patel
Law Office Of Nirav S. Patel, PC
121 Fairfield Way
Suite 100
Bloomington, IL 60108

SEND SUBSEQUENT TAX BILLS TO:

Vikram Mohan Gandhi
~~2500 Bayside Dr, Unit #~~
~~Palatine, IL 60074~~
119 Grove Dr
Vernon Hills, IL 60061

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LEGAL DESCRIPTION:

UNIT 1-2504 IN RUNAWAY BAY AT PALATINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 206.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILKE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 591.98 FEET TO APPOINT ON A LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EASTERLY LINE THEREOF) IN PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTH WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES AND 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 24 DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FEET TO THE NORTH EASTERLY RIGHT-OF-WAY LINE OF U. S. ROUTE 12. THENCE NORTH WESTERLY ALONG SAID NORTH EASTERLY RIGHT-OF-WAY LINE, THE DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS



WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0527610080 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

02-12-213-001-1076
2500 BAYSIDE DR., UNIT 4, PALATINE, IL 60074

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Property of Cook County Clerk's Office

		COUNTY:	75.00
		ILLINOIS:	150.00
		TOTAL:	225.00
02-12-213-001-1076		20230901638482 0-493-339-600	