

UNOFFICIAL COPY

ST23023851 1/2

WARRANTY DEED

State of Illinois

Doc#: 2328606107 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/13/2023 10:06 AM Pg: 1 of 3

Dec ID 20230901627234

ST/CO Stamp 1-580-200-912 ST Tax \$285.00 CO Tax \$142.50

Send future tax bills to:

Bhavesh Shah
730 Creekside Drive, Unit 204
Mount Prospect, Illinois 60056

After recording mail to:

Bhavesh Shah
730 Creekside Drive, Unit 204
Mount Prospect, Illinois 60056

Starck Title Services, ST23023851

THIS INDENTURE WITNESSETH, that the Grantor(s), KAREN L. JELEN, an unmarried woman, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to BHAVESH SHAH, an unmarried man, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

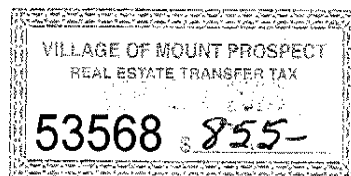
SEE ATTACHED LEGAL DESCRIPTION OF THE PROPERTY

Permanent Index Numbers (PIN): 03-27-100-092-1114

Address of Real Estate: 730 Creekside Drive, Unit 204
Mount Prospect, Illinois 60056

Subject to the following restrictions: a) general real estate taxes not due and payable at the time of closing; b) special assessments confirmed after the contract date; c) zoning laws and ordinances; d) building and building lines; e) covenants, conditions, restrictions of record and easements for the use of public utilities.

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



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Dated this 13 day of SEPT, 2023

Karen L. Jelen
Karen L. Jelen

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Karen L. Jelen, personally known to me to be the same person(s) whose names is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as a 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 13th day of September, 2023.



[Signature]
Notary Public

This Instrument was prepared by:
Trisha Chokshi, Esq.
Chokshi Filippone Law LLC
401 E. Prospect Ave., Ste. 211
Mount Prospect, IL 60056

REAL ESTATE TRANSFER TAX

11-Oct-2023



COUNTY:	142.50
ILLINOIS:	285.00
TOTAL:	427.50

03-27-100-092-1114

| 20230901627234 | 1-580-200-912

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Exhibit A

PARCEL 1: UNIT NUMBERS 204C AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P15C AND STORAGE SPACE S15C LIMITED COMMON ELEMENTS IN CREEKSIDE AT OLD ORCHARD CONDOMINIUMS, AS DELINEATED ON A SURVEY ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOTS 1 AND 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28 BOTH IN TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96261584, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY DECLARATION RECORDED AS DOCUMENT 96261584, AS AMENDED FROM TIME TO TIME

PIN: 03-27-100-092-1114

For Informational Purposes only: 730 Creekside Drive, Unit 204, Mount Prospect, IL 60056