

# UNOFFICIAL COPY

Doc#: 2330529079 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/01/2023 02:44 PM Pg: 1 of 3

## WARRANTY DEED

Prepared By:

Nirav S. Patel

Law Office of Nirav S. Patel, PC

121 Fairfield Way, Ste 100

Bloomington, IL 60108

Dec ID 20231001659245

ST/CO Stamp 0-536-946-640 ST Tax \$690.00 CO Tax \$345.00

Return To:

FOCUS STRATEGY  
CONSULTING LLC  
300 E. MONTEREY AVE  
SCHAUMBURG IL 60193

Taxes To/Grantee's Address:

FOCUS STRATEGY  
CONSULTING LLC  
300 E. MONTEREY AVE  
SCHAUMBURG IL 60193

\*The Above Space for Recorder's Use Only\*

THE GRANTOR(S), Spectrum Real Estate LLC, an Illinois Limited Liability Company, of 1705 West Dennis Drive, Unit B, Mount Prospect, IL 60056, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), FOCUS STRATEGY CONSULTING LLC, an Illinois Limited Liability Company, of 300 East Monterey Avenue, Schaumburg, IL 60193, ~~as Tenants~~ ~~By the Entirety/ Joint Tenants/ Tenants In Common~~, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

### LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

ALL THAT PART LYING WEST OF THE EAST 48.71 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF A TRACT OF LAND BEING THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE DUE EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION)

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ALONG THE SOUTH LINE OF SAID LOT 1, 564.07 FEET; THENCE DUE NORTH, 377.15 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE DUE NORTH, 52.75 FEET; THENCE DUE EAST, 97.42 FEET; THENCE DUE SOUTH 52.75 FEET; THENCE DUE WEST 97.42 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS, FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 13, 1976 AS DOCUMENT 23597577 AND AS CREATED BY TRUSTEES DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 4, 1976 AND KNOWN AS TRUST NUMBER 51245 TO BARBARA SHERMAN AND RECORDED JULY 18, 1977 AS DOCUMENT 24016627, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 08-27-204-020-0000  
Commonly known as: 1705B W. Dennis Drive,

Mount Prospect, IL 60056

SUBJECT TO: The general taxes for the year of 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

HEREBY RELEASING and WAIVING all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND TO HOLD, the above granted premises unto the Grantees forever.

Dated this 27<sup>th</sup> day of October, 2023



By: Naimesh V. Shah  
Spectrum Real Estate LLC  
By: Naimesh V. Shah  
Its: Manager

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STATE OF ILLINOIS     )  
  )SS  
County of Cook     )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Naimesh V. Shah, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed, and delivered the said instrument of his free and voluntary act, for the used 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 October, 2023.

[Signature] (Notary Public)



AT230649 11  
After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

Property of Cook County Clerk's Office