

UNOFFICIAL COPY

Doc#: 2334141220 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 03:01 PM Pg: 1 of 2

Dec ID 20231101682352
ST/CO Stamp 1-187-274-704 ST Tax \$300.00 CO Tax \$150.00

WARRANTY DEED
Statutory
Joint Tenancy

PTC23-20769 1 of 1

THE GRANTORS, Mudar Rangwala and Rumana Rangwala, husband and wife, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY and WARRANT to James T. McMahon and Denice P. McMahon, husband and wife, of the City of Germantown, County of Shelby, State of Tennessee, and to Joan E Neville, a widow, of the Village of Palatine, county of Cook, State of Illinois,

the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

PARCEL 1: UNIT 405 IN THE STRATFORD CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 OF THE PALATINE-JOHNSON RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 4, 2007 AS DOCUMENT NO. 0715515000, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-2 AND STORAGE SPACE S-2.

Commonly known as 190 W Johnson Street, Unit 405, Palatine, IL 60067

Parcel ID(s): 02-22-201-071-1021,

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions, easements and declarations of record, hereby releasing any and all homestead rights, as applicable.

TO HAVE AND TO HOLD said premises not as tenants in common but as joint tenants with right of survivorship.

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DATED this 27th day of November, 2023.

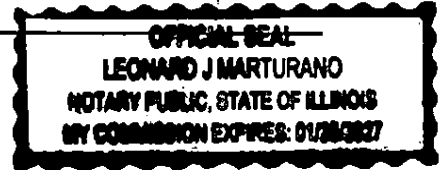

Mudar Rangwala


Rumana Rangwala

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mudar Rangwala and Rumana Rangwala, the above grantors, 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 the said 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.




(Notary Public)



Prepared by: Leonard J. Marturano, Attorney at Law
100 N. LaSalle Street, Ste. 1910
Chicago, IL 60602

Mail Deed to: George Kalantzis
Attorney at Law
1861 Hicks Rd., Suite B
Rolling Meadows, IL 60008

Mail Tax Bills to: Joan E. Neville
190 W. Johnson Street
Unit 405
Palatine, IL 60067

REAL ESTATE TRANSFER TAX		28-Nov-2023
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00
02-22-201-071-1021		20231101682352 1-187-274-704