## **UNOFFICIAL COPY**

23GND003131LZ

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**WARRANTY DEED** 

**AFTER RECORDING MAIL TO:** 

Christopher Kainovic Law Office of Theresa L. Panzica LLC 2510 W. Irving Park Rd., Unit C Chicago, JL 60618

MAIL REAL ESTATE TAX BILL TO:

Juan Pinango and Pone Antuilo Pinango 742 Buckingham Ct.
Hoffman Estates, IL 60:94

Doc#. 2400813161 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/08/2024 10:57 AM Pg: 1 of 2

Dec ID 20231201691660

ST/CO Stamp 1-361-516-592 ST Tax \$286.00 CO Tax \$143.00

(Reserved for Recorders Use Only)

THE GRANTOR: Naheed Alicourian, a divorced woman and not since remarried, of 5135 E. Indian School Rd, Phoenix, AZ 85018, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Juan Pinango and Rane A. Pinango, BOHA WARRANTS of 920 Casy Court, Unit 5, Schaumburg, IL 60173, to nave and to hold, the following described Real Estate as tenants by the entirety, situated in the County of Cook, in the State of Illinois, to wit:

## PARCEL 1:

UNIT 139 IN PARTRIDGE HILL. PHASES 1 AND 2 BEING A SUBDIVISION OF PART OF THE WEST 33 ACRES OF THE EAST 63 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16. TOWNSHIP 41 NORTH, RANGE 10, LAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1974 AS DOCUMENT 22905022, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN PARTRIDGE HILL TOWNHOME AND RECREATIONAL DECLARATION DATED JULY 29, 1975 AND RECORDED AUGUST 5, 1975 AS LOCUMENT 23176225 AND AMENDED BY DOCUMENT 23209038 RERECDD AS DOCUMENT 23224464 AND AS FURTHER AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM WHEELING TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST NUMBER 74-208 TO PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 3013 DATED AUGUST 18, 1975 AND RECORDED FEBRUARY 20, 1976 AS DOCUMENT 23394766, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as:

742 Buckingham Ct., Hoffman Estates, IL 60194

PIN:

07-16-316-009-0000

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

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## **UNOFFICIAL COPY**

**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 12th day of December, 2023.

Naheed Alipourian

STATE OF ILLINOISAL 2000 )

COUNTY OF COOK-Pinal )

VILLAGE OF HOFFMAN ESTATES
REAL ESTATE TRANSFER TAX
743 Bucking from (4
55436 s 158-

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Naheed Alipourian, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delipered the said instrument as his/her free and voluntary act for the uses and purposes therein set for in, including the release and waiver of the right of homestead.

Given under my hand and official seal this

\_ rlay of December, 2023.

Notary Public

NAME AND ADDRESS OF PREPARER:

Dominique A. Buttitta Attorney at Law 117 S. Cook St., 2nd Floor Barrington, IL 60010

JIMMY RIOS

Notary Public, State of Ari- or
Pinal County
Commission # 613978
My Commission Expires
August 06, 2025