



UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2403013203 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2024 11:56 AM Pg: 1 of 2

REAL ESTATE TRANSFER TAX		29-Jan-2024	
		COUNTY:	232.50
		ILLINOIS:	465.00
		TOTAL:	697.50
02-16-412-043-0000		20240101617617 1-714-367-536	

Dec ID 20240101617617
ST/CO Stamp 1-714-367-536 ST Tax \$465.00 CO Tax \$232.50

The GRANTOR(S),

Jay Watson and Jessica Watson, husband and wife,

of 84 North Drew Court, Palatine, IL 60067 for and in consideration of TEN DOLLARS (\$10.00), and other good valuable considerations in hand paid, CONVEY(S) and WARRANTS (S) to:

The GRANTEE(S),

Satyanarayan Mishra and Lopamudra Satpathy, husband and wife, as tenants by the entirety.

of 1126 E. Algonquin Road, Schaumburg, IL 60173

all the interest in the following described Real Estate, situated in the COOK COUNTY, Illinois and LEGALLY DESCRIBED as follows:

THAT PART OF LOT 3 IN BRIDGEVIEW CREEK WEST, BEING A RESUBDIVISION IN ARTHUR T. MC INTOSH AND COMPANY'S CHICAGO AVENUE FARMS AND VACATED STREETS IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS:

DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 3, WHICH POINT IS 104.05 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 12 MINUTES 13 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 39.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3, BEING A CURVED LINE, CONCAVE TO THE WEST, HAVING A RADIUS OF 49.00 FEET A DISTANCE OF 27.73 FEET AS MEASURED ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY IN THE EASTERLY LINE OF SAID LOT 3; THENCE NORTH 1 DEGREE 47 MINUTES 47 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 52.19 FEET TO A POINT OF CURVATURE IN SAID EASTERLY LINE; THENCE NORTHWESTERLY LONG THE EASTERLY LINE OF SAID LOT 3, BEING A CURVED LINE CONCAVE TO THE WEST, HAVING A RADIUS OF 24.00 FEET, A DISTANCE OF 34.95 FEET MEASURED ALONG SAID CURVED LINE TO A POINT OF RESERVED CURVE; THENCE WESTERLY ALONG SAID REVERSED CURVED, HAVING A RADIUS OF 46.00 FEET AND BEING CONCAVE NORTHEASTERLY, A DISTANCE OF 23.42 FEET AS MEASURED ALONG SAID CURVED LINE TO THE MOST NORTHERLY CORNER OF SAID LOT 3, THENCE SOUTH 46 DEGREES 46 MINUTES 52 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 5.92 FEET; THENCE SOUTH 1 DEGREE 44 MINUTES 31 SECONDS WEST OF SAID LOT 3, A DISTANCE OF 106.48 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 84 NORTH DREW COURT, PALATINE, IL, 60067

PIN: 02-16-412-043-0000

MAIL TO:
Mid Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453
23161765 1/2

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

TO HAVE AND TO HOLD said premises forever.

Subject To: General Real Estate Taxes not yet due and payable; Building line and use or occupancy restrictions, covenants, conditions and restrictions of public records.

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✓ Dated: 12/23/2023

Jay Watson
Jay Watson

Jessica Watson
Jessica Watson

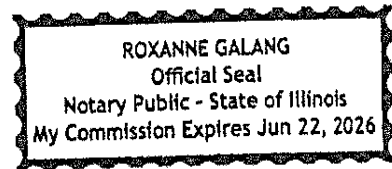
✓ State of Illinois)
County of COOK) SS.

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jay Watson personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

✓ Given under my hand and official seal, this 13 day of December, 2023

Roxanne Galang
Notary Public

✓ (Notary Stamp or Seal)



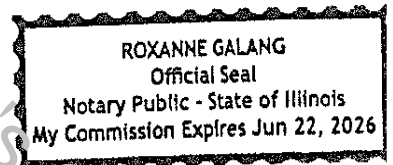
✓ State of Illinois)
County of COOK)

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jessica Watson personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

✓ Given under my hand and official seal, this 13 day of December, 2023

Roxanne Galang
Notary Public

✓ (Notary Stamp or Seal)



Mail to:

→ SATYANARAYAN MISHRA

LOPAMUDRA SATPATHY

Send Subsequent Tax Bills to:

84 NORTH DREW COURT, PALATINE, IL, 60067

This instrument was prepared by:
Garnello and Associates PC 19 South Bothwell Street Palatine, IL 60067