

1/2 TK RM

Doc#: 2408702047 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:47 AM Pg: 1 of 3

Dec ID 20240201638557

ST/Co Stamp 2-046-301-744 ST Tax \$380.00 CO Tax \$190.00

This instrument prepared by:  
Lehn G. Shepherd  
Kaiser, Shepherd & Nakon, P.C.  
121 E. Liberty Street, Suite 3  
Wauconda, Illinois 60084

After Recording Mail to:

Alex Volkov, Esq.

Law Office of Alexander Volkov

400 Skokie Blvd., Suite 220

N.brook, IL 60062

Timur A. Azimov  
1741 N. Wilshire

Arlington Heights, IL 60004

**WARRANTY DEED**  
THE GRANTOR(s), KSDD, LLC, an Illinois Series Limited Liability Company, as to the KSDD, LLC Wilshire Series, with its principal place of business in the County of Cook, State of Illinois for and in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY and WARRANT TO the GRANTEE(S), Timur A. Azimov and Nozani Azimova, as Tenants By the Entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION**

**SUBJECT TO:** General real estate taxes for 2023 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

**Permanent Real Estate Index Number(s): 03-21-106-027-0000**

**Address of real estate: 1741 N. Wilshire Avenue, Arlington Heights, Illinois 60004**

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

Dated this 1 day of March, 2024.

Signature of Grantor(s):

**KSDD, LLC WILSHIRE, a Series of KSDD, LLC,  
an Illinois Limited Liability Company**

By:

Jalpan R. Patel  
**Jalpan Patel, its Manager**

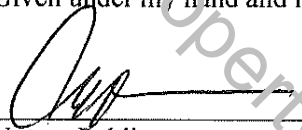
T. AA  
NA

# UNOFFICIAL COPY

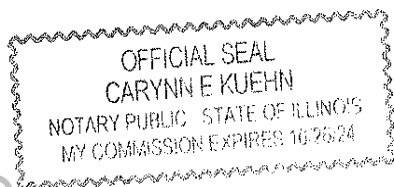
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF LAKE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Jalpan Patel, as Manager of KSDD, LLC WILSHIRE a Series of KSDD, LLC, an Illinois Limited Liability Company**, is/are 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 as such Managing Member of said Limited Liability Company, he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act of said Limited Liability Company, for the purposes therein set forth.

Given under my hand and notarial seal, this   1   day of March, 2024.

  
\_\_\_\_\_  
Notary Public

[SEAL]



**SEND SUBSEQUENT TAX BILLS TO:**

Timur Azimov  
1741 N. Wilshire Avenue  
Arlington Heights, IL 60004

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

LOT FOURTEEN (EXCEPT THE SOUTH 33 FEET THEREOF, AS MEASURE PERPENDICULAR TO THE SOUTH LINE OF SAID LOT FOURTEEN (14)) IN TOWN BULIDERS' FAIRWAY TERRACE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 23, 1964, AS DOCUMENT NUMBER 2173243, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office