

# UNOFFICIAL COPY

Fidelity National Title OC24003802

Doc#: 2410220153 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/11/2024 12:19 PM Pg: 1 of 3

Doc ID 20240301656781  
ST/Co Stamp 1-579-808-304 ST Tax \$505.00 CO Tax \$252.50

## Warranty Deed

ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTOR(S) Preeti Shah, a single person, and Tanuj Gupta, a married person, and Roshan Gupta, a married person of the City of Willowbrook, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Kevin F. Costello as \_\_\_\_\_ of 400 E Randolph St, Apt 2517, Chicago, Illinois, 60601 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 18-30-300-057-1009

Address(es) of Real Estate: 801 Village Center Drive, #301 Burr Ridge Illinois 60527

NOT A HOMESTEAD PROPERTY

The date of this deed of conveyance is dated this 20th day of March, 2024.

Preeti Shah  
Signed with Stavvy  
Preeti Shah

Roshan Gupta  
Signed with Stavvy  
Roshan Gupta

Tanuj Gupta  
Signed with Stavvy  
Tanuj Gupta

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 Preeti Shah and Tanuj Gupta and Roshan Gupta 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, including the release and waiver of the right of homestead.

Given under my hand and official seal dated this 20th day of March, 2024.

Official Seal  
KEVIN GILTMIER  
Notary Public, State of Illinois  
Commission No. 696496  
My Commission Expires May 5, 2024

Kevin Gilmier  
Signed with Stavvy  
Notary Public

Notarial act performed by audio-video communication using Stavvy

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## LEGAL DESCRIPTION

For the premises commonly known as: 801 Village Center Drive, #301  
Burr Ridge, Illinois 60527

Legal Description:

### PARCEL 1:

UNIT 301 IN 801 VILLAGE CENTER DRIVE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 5B-2 IN THE FINAL PLAT OF BURR RIDGE VILLAGE CENTER RESUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2008 AS DOCUMENT NUMBER 0833803064; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-132 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE 801 VILLAGE CENTER CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-71 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE 801 VILLAGE CENTER CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

### PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PARKING, UTILITIES INCLUDING STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION INCLUDING VERTICAL RIGHTS AND FOR STRUCTURAL SUPPORT AND ENCROACHMENTS, AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BURR RIDGE VILLAGE CENTER DATED AUGUST 28, 2006 AND RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AS AMENDED AND RESTATED BY DECLARATION RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 OVER THE COMMON AREAS AS DEFINED THEREIN.

This instrument was prepared by:  
Elizabeth Mann  
  
15127 S. 73rd Ave, Suite F  
Orland Park, IL 60462

Send subsequent tax bills to:  
Kevin F Costello  
801 Village Center DR  
#301  
Burr Ridge IL 60527

Mail recorded document to:  
Kevin F Costello  
801 Village Center Dr  
#301  
Burr Ridge IL 60527

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

03-Apr-2024



<b>COUNTY:</b>	252.50
<b>ILLINOIS:</b>	505.00
<b>TOTAL:</b>	757.50

18-30-300-057-1009

| 20240301656781 | 1-579-806-304

Property of Cook County Clerk's Office