

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2411402194 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/23/2024 12:34 PM Pg: 1 of 3

Dec ID 20240401676271
ST/Co Stamp 0-248-484-144 ST Tax \$130.00 CO Tax \$65.00

THE GRANTOR(s) **PCPS HOLDINGS, LLC**, of the City of Elgin, County of Kane, 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 Raj Patel and Meenababen Patel, Joint tenants 219 Acorn Dr, Streamwood, IL 60107, 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 hereto 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 real estate taxes not due and payable at the time of Closing; 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.

Permanent Real Estate Index Number(s):

07-16-200-056-1288

Address(es) of Real Estate:

1035 Higgins Quarters Dr.
Unit 109
Hoffman Estates, IL 60169

MAILED:
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

TQ010819112

Legal Description:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

The date of this deed of conveyance is

April 9, 2024

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X Amarnath Nugehalli
(SEAL)

By: Amarnath Nugehalli, Manager and sole Member of PCPS HOLDINGS, LLC

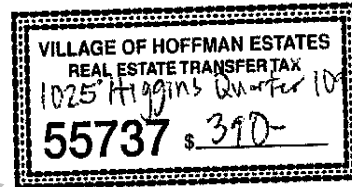
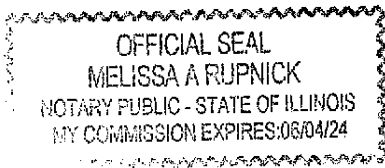
State of IL, County of Lake SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Amarnath Nugehalli, Manager and sole Member of PCPS HOLDINGS, LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal this 9th
Day of April 2024

(My Commission Expires _____)

Melissa A Rupnick
Notary Public



Prepared by:
Mages & Price LLC
1110 Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

Mail to:
Raj Patel
219 Acorn Dr.
Streamwood, IL 60107

Name and Address of Taxpayer:
Raj Patel
219 Acorn Dr
Streamwood, IL 60107

REAL ESTATE TRANSFER TAX		27-APR-2024
COUNTY:		65.00
ILLINOIS:		120.00
TOTAL:		195.00
07-16-200-056-1288		20240401676271 0-248-484-144

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LEGAL DESCRIPTION

PARCEL A: UNIT NO. 4-109 IN HIGHLAND CROSSING CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF A PART OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED

AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HIGHLAND CROSSING ADD ON CONDOMINIUM, AND EASEMENTS RELATING TO THE UNCONVERTED AREA, RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25609760 (THE DECLARATION) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS PARCEL B: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 17, 1981 AS DOCUMENT NO. 23002380, IN COOK COUNTY, ILLINOIS

Address commonly known as:
1025 Higgins Quarter Dr Apt 109
Hoffman Estates, IL 60169

PIN#: 07-16-200-056-1288

Clerk's Office of Cook County