

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2411424268 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 4/23/2024 11:47 AM Pg: 1 of 3

Dec ID 20240401675834  
ST/Co Stamp 0-236-654-896 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 Azorn 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):  
07-16-200-056-1052

Address(es) of Real Estate:  
720 Hill Drive  
Unit 8-303  
Hoffman Estates, IL 60169

MAILED:  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453  
TR010720 1/2

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 Nuggehalli  
(SEAL)

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

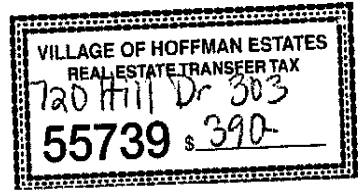
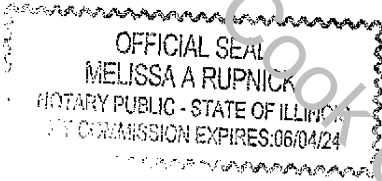
State of IL, County of Lake SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Amarnath Nuggehalli, Manager and sole Member of PCPS HOLDINGS, LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 |                                | 22-Apr-2024 |
|--------------------------|--------------------------------|-------------|
|                          | COUNTY:                        | (5.00)      |
|                          | ILLINOIS:                      | 130.00      |
|                          | TOTAL:                         | 195.00      |
| 07-16-200-056-1052       | 20240401675834   0-236-654-896 |             |

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## LEGAL DESCRIPTION

### PARCEL 1

UNIT 8-303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HIGHLAND CROSS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25609760, 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, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address commonly known as:  
720 Hill Drive Unit 8-303  
Hoffman Estates, IL 60169

PIN#: 07-16-200-056-1052

Property of Cook County Clerk's Office