

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2411424291 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/23/2024 11:57 AM Pg: 1 of 3

Dec ID 20240401675880
ST/Co Stamp 0-413-077-808 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 Law(s) 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):

07-16-200-056-1076

Address(es) of Real Estate:

730 Hill Drive
Unit 205
Huffman Estates, IL 60169

MAINT:
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
TQ 0108181/2

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

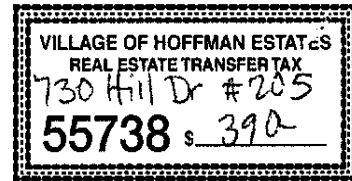
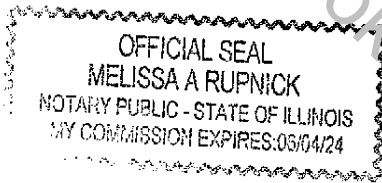
State of IL, County of Lake SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Amarnath Nuggehalli, Manager and sole Member of PCPS HOLDINGS, LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 _____)

Melina 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: 65.00
ILLINOIS: 130.00
TOTAL: 195.00

07-16-200-056-1076

| 20240401675880 | 0-413-077-808

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LEGAL DESCRIPTION

UNIT 9-205 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HIGHLAND CROSSING CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25609760, 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 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:
730 Hill Dr Unit 205
Hoffman Estates, IL 60169

PIN#: 07-16-200-056-1076

Property of Cook County Clerk's Office