

2462001071
WARRANTY DEED

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Prepared by:

The Law Office of
Gene S. Bobroff, P.C.
701 West Golf Road
Mt. Prospect, IL 60056

Doc#: 2414120323 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/20/2024 11:59 AM Pg: 1 of 4

Doc ID 20240501601602
ST/Co Stamp 1-784-423-728 ST Tax \$288.00 CO Tax \$144.00

===== nkla Wayne Chen
THE GRANTORS, Wei Chen and Wen Qiu, a married couple, of the Village of Schaumburg, the County of Cook, in the State of , for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT to Svatlana Pritsker

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 07-16-106-046-0000

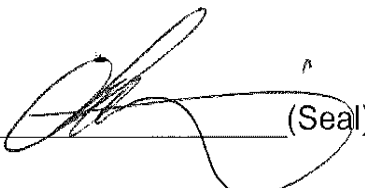
Address of Property: 1004 Colony Lake Drive, Schaumburg, Illinois 60194

Subject to: General real estate taxes not yet due or payable; covenants, conditions and restrictions of record; building lines and easements, if any that do not interfere with the current use and enjoyment of the Real Estate.

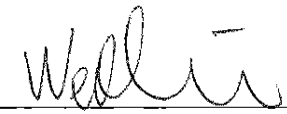
Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Dated this 14th day of May, 2024

old name: Wei Chen

nkla  (Seal)
Wei Chen

nkla Wayne Chen

 (Seal)
Wen Qiu

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LEGAL DESCRIPTION

Order No.: 24GCO010331RM

For APN/Parcel ID(s): 07-16-106-046-0000

PARCEL 1:

THE NORTHERLY 37.65 FEET OF THE SOUTHERLY 122.75 FEET, AS MEASURED ALONG AND PERPENDICULAR TO THE EASTERLY LINE OF LOT 45 IN COLONY LAKE CLUB, UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1976 AND KNOWN AS TRUST NUMBER 51691 DATED JANUARY 5, 1977 AND RECORDED MARCH 23, 1977 AS DOCUMENT NUMBER 23860589 AMENDED BY DOCUMENT NUMBER 24060823 AND RECORDED AUGUST 16, 1977 AND AS CREATED BY INSTRUMENT DATED DECEMBER 30, 1977 AND RECORDED JANUARY 27, 1978 AS DOCUMENT NUMBER 24302396 OVER AND UPON PRIVATE STREET SHOWN ON PLAT 5 OF COLONY LAKE CLUB UNIT NUMBER 1 RECORDED DECEMBER 30, 1976 AS DOCUMENT NUMBER 23763577 AND COLONY LAKE CLUB UNIT NUMBER 2 RECORDED JUNE 6, 1977 AS DOCUMENT NUMBER 23954950 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

Stamp Number: 50562
Issued: 05/15/2024
Status: PAID

ELECTRONIC TRANSFER STAMP

This transfer stamp is issued:

To	Wei Chen and Wen Qiu	As Seller
For	1004 Colony Lake Dr	As Property Address
Bearing	07-16-106-046-0000	As PIN
With payments for	Transfer Stamp Fee	\$288.00
	Water Bill Balance Due	\$171.00
	Total Due:	\$459.00

Please include this transfer stamp with your documentation to file with Cook County
See Cook County Recording Information at <http://www.cookcountyclerk.il.gov/recordings>



Paid: \$459.00
Date: 05/15/2024
Status: PAID
Stamp Number: 50562

Application and Payment Details

<https://dmzappsrv1.schaumburg.com/TransferStamps/Application/3J0SRTO8G0LEYSA>

Village of Schaumburg - Finance Department
101 Schaumburg Ct, Schaumburg IL 60193-1899

If you have any questions, please call Finance Collectors at 847-895-4500 or email
financecollectors@schaumburg.com.