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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/20/2024 12:25 PM Pg: 1 of 3

Dec ID 20240501692966

ST/Co Stamp 0-154-265-904 ST Tax \$215.00 CO Tax \$107.50

P724-99266 1/2
WARRANTY DEED
Joint Tenancy

MAIL TO:
Rosa I. Georgen and Brandon J. Georgen
1243 E. Baldwin Ln. #411
Palatine, IL 60074

NAME AND ADDRESS OF TAXPAYER:
Rosa I. Georgen and Brandon J. Georgen
1243 E. Baldwin Ln. #411
Palatine, IL 60074

The Grantor(s), NISHANT GOYAL AND RAKHI GOYAL, AS CO-TRUSTEES OF THE GOYAL 2012 FAMILY TRUST, of the Village of Hoffman Estates, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid Convey(s) and Warrant(s) to the Grantee(s), ROSA I. GEORGEN AND BRANDON J. GEORGEN, of 142 E. Cunningham Dr., Palatine, IL 60067 not as tenants in common but as joint tenants, all interest in the following described real estate situated in the State of Illinois, as follows: * AN UNMARRIED PERSON * AN UNMARRIED PERSON

Parcel 1:

Unit Number 411 together with its undivided percentage interest in the common elements in San Tropai Condominium as delineated and defined in the Declaration recorded as Document No. 23448135, as amended from time to time, in the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1, as defined and set forth in Master Declaration Covenants, Conditions, and Restrictions and Easements for San Tropai Planned Residential Development, made by Chicago Title and Trust Company Trust Number 1067400, dated March 31, 1976 and recorded April 12, 1976 as document 23448134, and as created by deed from Chicago Title and Trust Company Trust Number 1067400 to Laura J. Feddor dated July 5, 1977 and recorded July 8, 1977 as document 24003663, all in Cook County, Illinois.

Subject only to the following, if any:

General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long

PROPER TITLE, LLC

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as they do not interfere with the current use and enjoyment of the real estate, the terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; and installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Commonly Known As: 1243 Baldwin Ln., #411, Palatine, IL 60074

Permanent Index Number: 02-12-200-021-1065

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Dated this 2nd day of MAY, 2024.

Nishant Goyal
NISHANT GOYAL, AS CO-TRUSTEE
OF THE GOYAL 2012 FAMILY TRUST

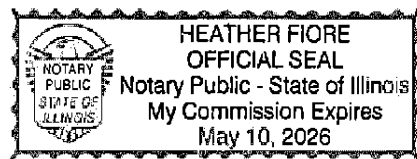
Rakhi Goyal
RAKHI GOYAL, AS CO-TRUSTEE OF
THE GOYAL 2012 FAMILY TRUST

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that NISHANT GOYAL AND RAKHI GOYAL AS CO-TRUSTEES OF THE GOYAL 2012 FAMILY TRUST, 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 a 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, this 2nd day of May 2024, 2024.

Heather Fiore
Notary Public



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PREPARED BY:
Daniel E. Levy
Daniel E. Levy, Ltd.
100 S. Saunders Road, Suite 150
Lake Forest, IL 60045

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