

UNOFFICIAL COPY

WARRANTY DEED

MAIL RECORDED DEED TO:

WHEN RECORDED, RETURN TO:
NobleServe, LLC
2 Penn Center West Suite 415
Pittsburgh, PA 15276

MAIL TAX BILL TO:

Shaileshkumar Patel and Pracheta Patel
853 Colony Lake Drive
Schaumburg, IL 60194

Doc#: 2415924261 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/7/2024 3:43 PM Pg: 1 of 4

Dec ID 20240201642371

ST/Co Stamp 0-459-296-048 ST Tax \$321.00 CO Tax \$160.50

(Reserved for Recorders Use Only)

THE GRANTOR(S), **Stephen J. Hoelzer and Dawn Hoelzer, Husband and Wife**, of 1635 Park Drive, Schaumburg, IL 60194, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

**Shaileshkumar Patel
and
Pracheta Patel**

a married couple, as tenants by the entirety, of 3800 Bayville Dr. Unit 4, Palatine, IL 60074, to have and to hold, all interest in the following described real estate, situated in Cook County, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 07-16-105-080-0000

Property Address: 853 Colony Lake Drive, Schaumburg, IL 60194

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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EXHIBIT "A"

Legal Description

PARCEL 1:

THE EASTERLY 37.55 FEET OF THE WESTERLY 85.55 FEET, AS MEASURED ALONG AND PERPENDICULAR TO THE SOUTH LINE OF LOT 57 IN COLONY LAKE CLUB, UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SCHAUMBURG, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1977, AS DOCUMENT 23954950, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 23860589 AS AMENDED BY DOCUMENT 24060823 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **07-16-105-080-0000**

Property Address: **852 Colony Lake Drive, Schaumburg, IL 60194**

Property of Cook County Clerk's Office



VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

UNOFFICIAL COPY

Stamp Number:

50184

Issued:

03/07/2024

Status:

PAID

ELECTRONIC TRANSFER STAMP

This transfer stamp is issued:

To	STEPHEN J & DAWN HOELZER	As Seller
For	853 Colony Lake Dr	As Property Address
Bearing	07-16-105-080-0000	As PIN
With payments for	Transfer Stamp Fee	\$321.00
	Water Bill Balance Due	\$118.00
	Total Due:	\$439.00

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



Paid:	\$439.00
Date:	03/07/2024
Status:	PAID
Stamp Number:	50184

Application and Payment Details

<https://dmzappsrv1.schaumburg.com/TransferStamps/Application/ZGKW2M7SVZG2AER>

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.