



Doc#: 0707533088 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2007 09:34 AM Pg: 1 of 2

WARRANTY DEED

STATE OF Illinois
COUNTY OF Cook

THIS WARRANTY DEED is made this 1st day of March, 2007, by and between Edward B. Hall & Melissa^S Hall, husband and wife (hereinafter referred to as "Grantor"), and Dharmendra^{Patel} and Nisha Patel, husband and wife, as tenants by the entirety, (hereinafter referred to as "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Two Hundred Forty Thousand Dollars (\$240,000.00) hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in Cook County, State of Illinois, to wit:

1724 Westbridge Ct, Schaumburg, ILLINOIS 60194

ALL OF LOT 38 EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF LOT 38; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 38 A DISTANCE OF 46.0 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID LOT 38; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 38 A DISTANCE OF 50.91 FEET; THENCE EASTERLY A DISTANCE OF 107.14 FEET TO A POINT ON THE EAST LINE OF SAID LOT 38, SAID POINT BEING 35.81 FEET NORTHERLY OF THE SOUTH EAST CORNER OF SAID LOT 38 AS MEASURED ALONG THE EAST LINE OF SAID LOT 38; THENCE SOUTHERLY ALONG THE ARC OF A CURVE, SAID CURVE BEING THE EAST LINE OF SAID LOT 38 AND BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 65.0 FEET A DISTANCE OF 35.81 FEET TO THE SOUTH EAST CORNER OF SAID LOT 38; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 38 A DISTANCE OF 105.14 FEET TO THE POINT OF BEGINNING, IN SOUTHRIDGE COMMONS, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#: 07-17-110-052

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; has good, right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

10603 \$240.00

FIRST AMERICAN TITLE
ORDER # 1574659 1085

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Melissa Hall (SEAL)
Melissa Hall

Edward Hall (SEAL)
Edward Hall

The undersigned a Notary Public in and for said County, in the State aforesaid, does hereby certify that Edward & Melissa Hall, 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 signing, sealing, and delivering 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 Notarial Seal Date 3/2/07

James Bae (P) 391-8020 Notary Public

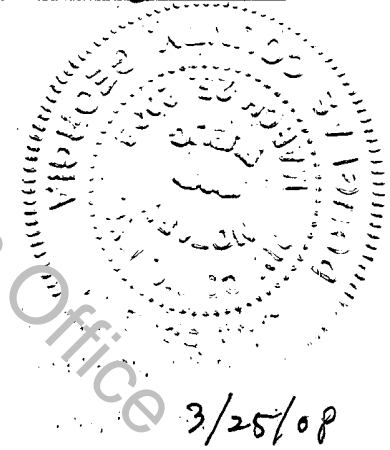
Tax Mailing Address: Dharmendra and Nisha Patel 1724 Westbridge Ct., Schaumburg, IL 60194.

Prepared By: Melissa Hall
8491 Hospital Dr. #327
Douglasville, GA 30134

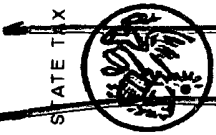
Deliver To: Jonathan Vold
Attorney at Law
900 East Northwest Hwy.
Mount Prospect, IL 60056

COOK COUNTY
REVENUE STAMP
MAR. 14. 07
000039834

REAL ESTATE TRANSFER TAX
FP 103028
0012000



STATE OF ILLINOIS



MAR. 14. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
000039736
0024000
FP 103027