

UNOFFICIAL COPY



WARRANTY DEED
(Illinois) (Individual to Individual)

PREPARED BY:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056

Doc#: 1026441086 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2010 12:06 PM Pg: 1 of 2

MAIL TO:
Richard A. Hirschenbein, Esq.
7742 W. Higgins Rd. #C-102
Chicago, IL 60631

SEND TAX BILL TO:
Teresa Xiong
6225 N Talman Ave 466 W, 29th St.
Chicago, IL 60659 Chicago, IL 60616

FIRST AMERICAN TITLE

ORDER # 2076144

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the Grantors, Ishwar Patel and Shital Patel, husband and wife, and Rajeshkumar Patel and Hemlata R. Patel, husband and wife as joint tenants, of 6225 N Talman #1, Chicago, IL 60659

hereby convey and warrant to the Grantees, Teresa Xiong and ~~Hansen Chen~~ ^{Hansen J. Chen} wife and husband, of 446 W 29th St, Chicago, IL 60616

to have and to hold not as tenants in common and not as joint tenants but as tenants by the entirety the real estate having a P.I.N. of 13-01-211-011-00 00 and located at 6225 N Talman, Chicago, IL 60659 and legally described as

LOT 26 IN BLOCK 2 IN T.J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights of the Grantors under and by virtue of the Homestead Exemption Laws of Illinois,

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Dated September 2, 2010

Ishwar Patel

Ishwar Patel

Rajesh Kumar Patel

Rajeshkumar Patel

Shital Patel

Shital Patel

Hemlata R. Patel

Hemlata R. Patel

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that **Ishwar Patel, Shital Patel, Rajeshkumar Patel and Hemlata R. Patel**, each personally known to me to be the same persons as named herein, appeared before me this day and acknowledged signing and delivering this instrument as a free and voluntary act, for the uses and purposes therein set forth.

THE NOTARY IS THE ATTORNEY WHO PREPARED THIS DOCUMENT. THE ATTORNEY HAS THE NOTARIAL RECORD OF THE RESIDENTIAL REAL PROPERTY TRANSACTION AS DEFINED IN THE ILLINOIS NOTARY PUBLIC ACT.

Dated 9-2-2010
My commission expires 9-14-2012




[Signature]

Notary Public


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STATE TAX
 STATE OF ILLINOIS

 SEP. 17. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000009033
 REAL ESTATE TRANSFER TAX
 0037000
 # FP 103027

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 SEP. 17. 10
 REVENUE STAMP

0000009043
 REAL ESTATE TRANSFER TAX
 00185.00
 # FP 103028

CITY TAX
 CITY OF CHICAGO

 SEP. 17. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000011178
 REAL ESTATE TRANSFER TAX
 03885.00
 # FP 102812

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