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Cook County Recorder of Deeds
Date: 11/13/2012 10:10 AM Pg: 1 of 3

Instrument Prepared by:

Roger R. Ochoa, Esq.
1127 E. Cambridge Dr.
Schererville, IN 46375

Mail Tax Statements To:

Apurv A. Patel &
Bhumika Patel
650 Biltmore Drive
Bartlett, IL 60103

✓ Tax Parcel ID#
06-29-414-019

32548

WARRANTY DEED

By: Nelson M Ohprecio + Maribeth C Ohprecio date 10-17-2012
Nelson M. Ohprecio and Maribeth C. Ohprecio

This WARRANTY DEED executed this 17th day of October, 2012.
WITNESSETH, NELSON M. OHPRECIO and MARIBETH C. OHPRECIO, husband and wife, of the County of Cook, State of Illinois, hereinafter called "GRANTOR," whether one or more, does hereby grant to APURV A. PATEL and BHUMIKA PATEL, husband and wife, not as tenants in common, nor as joint tenants with right of survivorship, but as Tenants by the Entirety, residing at 736 Bluff Street, Apt. 204, Carol Stream, IL 60188, hereinafter called "GRANTEE," whether one or more:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$350,000.00, Three Hundred Fifty Thousand Dollars and No Cents and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

✓ Assessor's Parcel Tax ID#: 06-29-414-019

✓ PROPERTY ADDRESS: 650 Biltmore Drive, Bartlett, IL 60103

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

S yes
P yes
S N
M N
S yes
E yes
INT no

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TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Subject to: covenants, conditions and restrictions of record; and taxes from 2012 and 2013 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal the day and year first written above.

By: [Signature]
Nelson M. Ohprecio

By: [Signature]
Maribeth C. Ohprecio

STATE TAX

STATE OF ILLINOIS

NOV. -6.12

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000012163

REAL ESTATE TRANSFER TAX
0035000
FP 103037

STATE OF ILLINOIS)
COUNTY OF COOK)

ss.

I, Christina Granados, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Nelson & Maribeth Ohprecio, personally known to me to be the same person(s) whose name(s) is 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 his/her/their 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 official seal this 17 day of October 2012



Christina Granados
Notary Public Christina Granados
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT A LEGAL DESCRIPTION

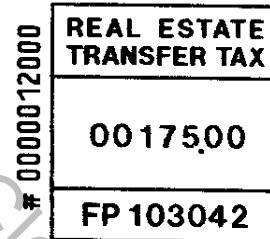
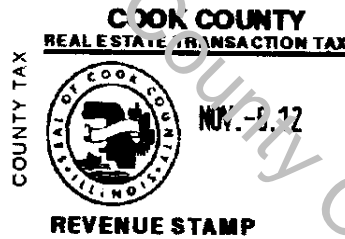
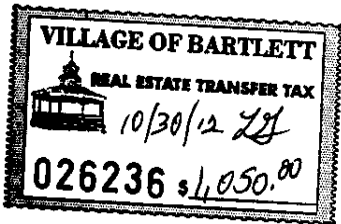
The following described real estate situated in the County of Cook and State of Illinois, to-wit:

Lot 82 in Castle Creek of Bartlett, being a subdivision of part of Section 29, Township 41 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded June 23, 2004 as Document 0417534056, in Cook County, Illinois.

Being the same property conveyed to Grantor from The Ryland Group, Inc., a Maryland Corporation, dated July 19, 2005, recorded September 22, 2005, as Document No. 0526514146, in Cook County Records.

Assessor's Parcel No: 06-29-414-019

Property Address: 650 Biltmore Drive, Bartlett, IL 60103



0000012000

Property of Cook County Clerk's Office