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13298450110

ILLINOIS WARRANTY DEED

Doc#: 1329845011 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/25/2013 08:55 AM Pg: 1 of 3

THE GRANTOR(S) **JAYESH GHELANI AND ALPU PATEL, N/K/A ALPU GHELANI, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS**, of the city of **Hanover Park**, the County of **Cook**, and the State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration receipt whereof is acknowledged, in hand paid, convey(s) and warrant(s) to the GRANTEE(S) **NEAL K. THAKRAR, A MARRIED MAN, OF 2544 CLINTON STREET, RIVER GROVE, IL 60171,**

the following described Real Estate situated in the County of **Cook** State of Illinois:

See Legal Description Attached

The Grantor(s) release(s) and waive(s) the right of homestead under the laws of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2013 and subsequent years.

PERMANENT REAL ESTATE INDEX NUMBER(S): 06-36-410-119-0000

ADDRESS OF REAL ESTATE: 6523 Lilac Boulevard, Hanover Park, IL 60133

Dated this: 3RD day of SEPTEMBER 2013.

A handwritten signature in black ink, appearing to read 'Jayesh Ghelani', written over a horizontal line.

JAYESH GHELANI

A handwritten signature in black ink, appearing to read 'Alpu Patel', written over a horizontal line.

ALPU PATEL

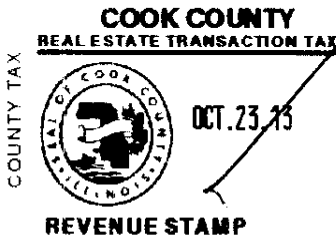
SFH-201300-6912.0

(10/2)

A handwritten signature in black ink, appearing to read 'D. Ghelani', written over a horizontal line.

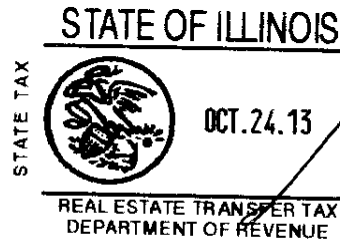
N/K/A ALPU GHELANI

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REAL ESTATE TRANSFER TAX
0011250
FP 103042

0000016875



REAL ESTATE TRANSFER TAX
00225.00
FP 103037

0000017025

State of Illinois, County of DePue ss. I, Tina M Salgado the undersigned, Notary Public in and for said County, in the State aforesaid, certify that, JAYESH GHELANI AND ALPU PATEL, N/K/A ALPU GHELANI, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS, personally known to me to be the same person(s) whose name(s) is/are signed on this warranty deed personally appeared before me this day in person and acknowledged that (he)(she)(they) signed, sealed and delivered this warranty deed 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 and official seal this 3 day of September, 2013

Commission expires 7-8, 2016.

Tina M Salgado
Notary Public

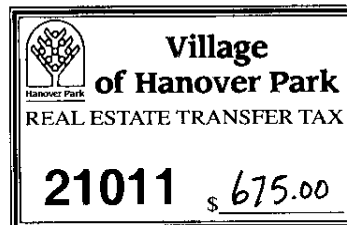
(Seal)



PREPARED BY:

Barry H. Sherman
Attorney at Law
1 South 376 Summit Ave., Court D
Oakbrook Terrace, Illinois 60181

Return To:
Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Drive
Chicago, IL 60606



MAIL TO:

Thomas E. Haight, Esq.
939 N. Plum Grove Road, Ste C
Schaumburg, IL 60173

SEND TAX BILLS TO:

Neal K. Thakrar
6523 Lilac Boulevard
Hanover Park, IL 60133

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 06-36-410-119-0000

Property Address:

6523 Lilac Boulevard
Hanover Park, IL 60133

Legal Description:

PARCEL 1:

LOT 23-2 IN CHURCH STREET STATION SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2005 AS DOCUMENT 0527039099, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERMANENT NON-EXCLUSIVE ACCESS EASEMENT OVER LOT 26 FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PLAT OF CHURCH STREET STATION SUBDIVISION RECORDED AS DOCUMENT NUMBER 0527039099.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED AS OF SEPTEMBER 2, 2004 AND RECORDED SEPTEMBER 3, 2004 AS DOCUMENT 0424741023 FOR THE PURPOSE OF ACCESS, STORM SEWER SYSTEM, STORMWATER MANAGEMENT, STORMWATER DRAINAGE, TEMPORARY CONSTRUCTION AND SIGNAGE AS MORE FULLY DESCRIBED IN SECTIONS 2, 3, 4 AND 6 IN SAID DOCUMENT.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE CHURCH STREET STATION TOWNHOME OWNERS ASSOCIATION DATED FEBRUARY 28, 2006 AND RECORDED MARCH 13, 2006 AS DOCUMENT 0607248067 FOR THE PURPOSE OF ACCESS IN AND TO THE COMMON AREA AND EASEMENT INGRESS AND EGRESS OVER AND UPON THE COMMON AREA AND ANY OTHER PARCEL FOR ANY AND ALL PURPOSES ARISING OUT OF THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT AND INSPECTION OF UTILITIES SERVICING SUCH LOT.