

UNOFFICIAL COPY

Warranty Deed

ILLINOIS



Doc#: 1335833013 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/24/2013 08:47 AM Pg: 1 of 3

CT/51540752 AU Dec 3.04

THE GRANTOR(s) Jayantilal P. Patel, an unmarried man, and Bharat J. Patel, married to Chetna Patel*, of the City of Mt. Prospect, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Jashubhai Patel and ~~Kaminiben Patel~~, Nirmala Patel, husband and wife, and Kaminiben Patel and Pankaj Patel, wife and husband, of 325 Hawthorne Circle, Mt. Prospect, Illinois, 60056 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for First and Second Instrument of 2013 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 08-14-306-017-0000

*Chetna Patel signing for the sole purpose of Waiving Homestead.

Address(es) of Real Estate:
1414 S. Birch Drive Mt. Prospect Illinois 60056

**see page 2

The date of this deed of conveyance is 12/05/2013.

CT

J. P. Patel
(SEAL) Jayantilal P Patel
Bharat Patel
(SEAL) Bharat J Patel
C. B. Patel
(SEAL) Chetna Patel

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State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jayantilal P Patel and Bharat J Patel and Chetna Patel 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 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.



(Impress Seal Here)

(My Commission Expires

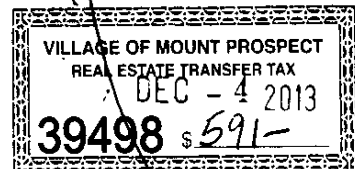
Given under my hand and official seal 12/05/2013.

[Signature]

Notary Public

© By FNTIC 2013

REAL ESTATE TRANSFER		12/05/2013
	COOK	\$98.50
	ILLINOIS:	\$197.00
	TOTAL:	\$295.50
08-14-306-017-0000 20131201601203 AN9KK9		



MTX 313-07

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

1414 S. Birch Drive
Mt. Prospect, Illinois 60056

Legal Description:

SEE ATTACHED LEGAL

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"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$238,400.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee."

This instrument was prepared by

Gardi & Haight, Ltd.
939 N. Plum Grove Rd., Ste. C
Schaumburg, IL 60173

Send subsequent tax bills to:

Jashubhai Patel
Kaminiben Patel
1414 S. Birch Drive
Mt. Prospect, IL 60056

Re order-mail recorded document to:

Jashubhai Patel
Kaminiben Patel
1414 S. Birch Drive
Mt. Prospect, IL 60056

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5140752 MNC
STREET ADDRESS: 1414 S. BIRCH DRIVE
CITY: MT. PROSPECT COUNTY: COOK
TAX NUMBER: 08-14-306-017-0000

LEGAL DESCRIPTION:

LOT 121 IN ELY RIDGE VILLA UNIT NUMBER 3, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, AND IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 30, 1962 AS DOCUMENT 2052946.

Property of Cook County Clerk's Office