

# UNOFFICIAL COPY

WARRANTY DEED  
(Illinois) (Individual to Individual)



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

Doc#: 1500935062 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/09/2015 01:58 PM Pg: 1 of 2

MAIL TO:  
*Jonathan A Vold, Esq.*  
900 E Northwest Hwy  
Mt Prospect, IL 60056

SEND TAX BILL TO:  
*Rakesh Patel*  
1895 Howard Ave  
Des Plaines, IL 60016

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the Grantors, **Sunil Patel, a married man, of 431 N 4th Ave, Des Plaines, IL 60016, and Ankit Patel, a married man, of 168 Lance Dr., Des Plaines, IL 60016,** as tenants in common, hereby convey and warrant to the Grantees, **Rakesh Patel of 960 Beau Dr., Des Plaines, IL 60016, Brijesh Patel of 1895 Howard Ave, Des Plaines, IL 60016, and Hasumatiben Patel of 1895 Howard Ave, Des Plaines, IL 60016,** as tenants in common, the Real Estate located at **832 Colonial Dr, Wheeling, IL 60090** and having a P.I.N. of **05-07-301-135-0000** and legally described as **#F**

**PARCEL 1:** THAT PART OF LOT 11 LYING NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF, FROM A POINT ON SAID WESTERN LINE, 49.00 FEET NORTHERLY OF THE SOUTHWESTERLY CORNER THEREOF IN COLONIAL HILLS, BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE SOUTHERLY 80.00 FEET THEREOF AND EXCEPTING THE WESTERLY 60.00 FEET, AS MEASURED ALONG THE NORTHERLY LINE, ON THE NORTHERLY 30.00 FEET, AS MEASURED ALONG THE WESTERLY LINE THEREOF) IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** THE EASTERLY 10.00 FEET OF THE WESTERLY 60.00 FEET, AS MEASURED ALONG THE NORTHERLY LINE OF THE NORTHERLY 30.00 FEET AS MEASURED ALONG THE WESTERLY LINE OF LOT 11 IN COLONIAL HILLS AFORESAID, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:** EASEMENT FOR INGRESS AND EGRESS APPURTENANT AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED DECEMBER 8, 1961, AS DOCUMENT NUMBER 18350423 MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1961 AND KNOWN AS TRUST NUMBER 28093.

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; and 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. This is not homestead property with respect to either of the Grantors.

Dated December 31, 2014

S. P. Patel  
Sunil Patel  
Ankit Patel  
Ankit Patel



S Y  
P 2  
S N  
SC Y  
INT Y

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that **Sunil Patel and Ankit Patel**, 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.

Dated 12-31-14  
Commission expires 7-18-16

[Signature], Notary Public

FIRST AMERICAN TITLE  
2590356

# UNOFFICIAL COPY

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 05-Jan-2015



<b>COUNTY:</b>	40.00
<b>ILLINOIS:</b>	80.00
<b>TOTAL:</b>	120.00

03-03-301-135-0000 | 20141201654834 | 0-981-236-352