

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1524026033 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/28/2015 11:29 AM Pg: 1 of 2

THIS INDENTURE, made this 22<sup>nd</sup> day of July, 2015 between WHEELER-FINANCIAL, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Jashvanti Patel whose address is 7045 Foster Street, Morton Grove, Illinois 60053, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby

acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 2414-3A IN ARLINGTON GROVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 20364419 AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: all unpaid general taxes and special assessments and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 02-01-200-083-1251

Address of real estate: 2414 Randall Lane, Unit 3A, Arlington Heights, IL 60004

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

FIRST AMERICAN TITLE

2654213

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SC Y  
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WHEELER-FINANCIAL, INC., an Illinois corporation,

By: Timothy E. Gray  
Timothy E. Gray, President

Attest: David R. Gray, Jr.  
David R. Gray, Jr., Secretary

This instrument prepared by: The Law Offices of David R. Gray, Jr., Ltd. 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

# UNOFFICIAL COPY

MAIL TO: NANCY NOWAK SAUNDER  
 (Name)  
8532 SCHOOL ST.  
 (Address)  
MORTON GROVE, IL  
 (City, State and Zip) 60053

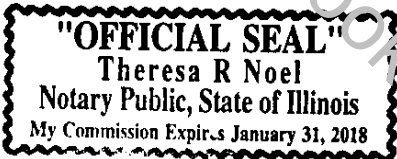
SEND SUBSEQUENT TAX BILLS TO:  
JASHVANTI PATEL  
 (Name)  
7045 FOSTER  
 (Address)  
MORTON GROVE, IL  
 (City, State and Zip) 60053

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER-FINANCIAL, INC., an Illinois corporation, and David R. Gray, Jr., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 22<sup>nd</sup> day of July, 2015.



Theresa R Noel  
 Notary Public

Box \_\_\_\_\_  
 SPECIAL WARRANTY DEED  
 Corporation to Individual  
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 TO  
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 ADDRESS OF PROPERTY:  
 \_\_\_\_\_

REAL ESTATE TRANSFER TAX	18-Aug-2015
COUNTY:	30.00
ILLINOIS:	60.00
TOTAL:	90.00



02-01-200-083-1251 | 20150701609427 | 1-803-315-072

MAIL TO:

County Clerk's Office