

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 385  
PARK RIDGE, IL 60068

1052  
1515189  
**UNOFFICIAL COPY**



**WARRANTY DEED**

Doc#: 1525256135 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/09/2015 10:50 AM Pg: 1 of 3

THE GRANTOR(S), Nalin J. Patel and Sonal Patel, husband and wife, as tenants by the entirety, of the City of Houston, State of Texas, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to the GRANTEE(S) Ankur Chokshi and ~~Kinjal Chokshi, husband and wife~~ of Montgomery, State of Illinois, ~~not as tenants in common but as joint tenants~~, the following described Real Estate:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 1148 E. Cunningham Dr., Palatine, IL 60074

PIN: 02-12-102-075-0000

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

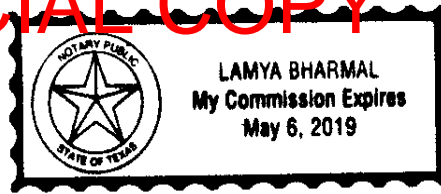
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2014 and subsequent years.

DATED this 19<sup>th</sup> day of August, 2015

Nalin Patel (SEAL)

Sonal Patel (SEAL)

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STATE OF Texas )  
 ) SS  
COUNTY OF Harris )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Nalinkumar Jashbhai Patel and Sonal 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/hcr/their free and voluntary act, for the uses and purposes therein set forth.

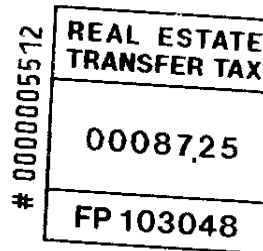
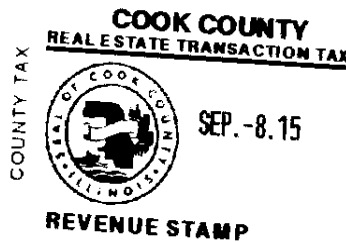
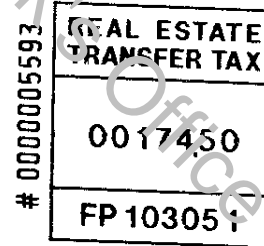
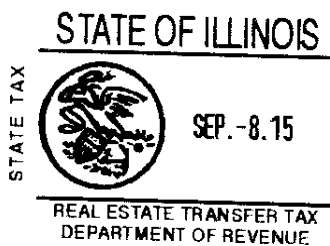
WITNESS my hand and official seal this 19<sup>th</sup> day of August, 20 15.

L.S. Bharmal  
NOTARY PUBLIC

Prepared by : Ronak Desai Esq., 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO: ANKUR CHOKSHI  
2372 PATRON LANE  
MONTGOMERY  
IL, 60538

SEND SUBSEQUENT TAX BILLS TO:  
ANKUR CHOKSHI  
2372 PATRON LANE  
MONTGOMERY  
IL 60538



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## Legal Description

**THE NORTH 27.27 FEET OF THE SOUTH 105.69 FEET OF THE WEST 40.77 FEET OF THE EAST 657.11 FEET, TOGETHER WITH THE NORTH 16.79 FEET OF THE SOUTH 105.69 FEET OF THE WEST 38.21 FEET OF THE EAST 616.34 FEET, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE SOUTH LINE, OF THE NORTH WEST 1/4 OF THE SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Address: 1148 E. Cunningham Dr., Palatine, IL 60074**

**PIN #: 02-12-102-075-0000**

Property of Cook County Clerk's Office