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Doc#: 1526833030 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2015 10:27 AM Pg: 1 of 3

WARRANTY DEED

ILLINOIS

THE GRANTOR, **George L. Banks and Lorraine Pattullo Banks**, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable Consideration in hand paid, CONVEYS AND WARRANTS TO:

Nikhil Bhat and Snigdha Sinha ("Grantee") of Brookfield, Wisconsin, as tenants by the entirety and not as tenants in common and not as joint tenants, the following described real estate situated in the County of Cook in the State of Illinois ("Property"), to wit:

** husband and wife*

See legal description attached hereto as Exhibit A.

Permanent Real Estate Index Number(s): 09-26-315-015-0000
Address of real Estate: 1004 Cedar, Park Ridge, Illinois 60068.

TO HAVE AND HOLD the said premises as above described, with appurtenances, unto the Grantee, their heirs and assigns forever.

SUBJECT to covenants, conditions and restrictions of record; Declaration of Covenants, Conditions, Easements and Restrictions for Dearborn Ridge Township Homeowners Association, as amended from time to time; recorded as public and utility easements; acts done or suffered by or through the Grantee; special government taxes or assessments; general real estate taxes for 2015 and subsequent years.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and his/her/their heirs and assigns, that: (i) it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as set forth herein;

Dated: 09/14/2015

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George L. Banks
George L. Banks

Lorraine Pattullo Banks
Lorraine Pattullo Banks

REAL ESTATE TRANSFER TAX 16-Sep-2015



COUNTY: 218.25
ILLINOIS: 436.50
TOTAL: 654.75

FIDELITY NATIONAL TITLE CH15027638
1/2

09-26-315-015-0000 | 20150901626796 | 2-005-512-064

BOX 15



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. **41139**

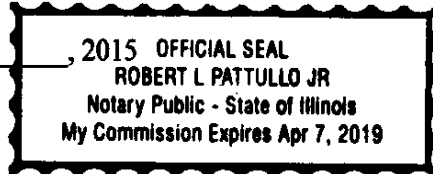
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STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that George L. Banks and Lorraine Pattullo Banks, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal on 9.15.15

Robert L. Pattullo Jr. Notary Public
My Commission Expires: 4.7.19



This instrument was prepared by: Robert L. Pattullo Jr., 70 West Madison Suite 3970, Chicago, IL. 60602

MAIL TO:

Dean Galanopoulos
340 W. Butterfield Road
Elmhurst, IL. 60125

SEND SUBSEQUENT TAX BILLS TO:

Nikhil Bhat and Snigdha Sinha
1004 Cedar
Park Ridge IL 60068

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LEGAL DESCRIPTION 1004 Cedar, Park Ridge, Il. 60068

Parcel 1:

Lot 7 together with an undivided 1/9 interest in Outlot A in Dearborn Ridge Townhomes Subdivision, being a subdivision of Lots 1 through 9, both inclusive in Block 1, in Ira Brown's Addition to Park Ridge, being a subdivision of the South ½ of the Southwest ¼ of Section 26, Township 41 North, Range 12, East of the Third Principal Meridian, Lying South of the Right to of way of the Chicago and Northwestern Railway, and of portions of vacated alleys adjoining said lots, according to the plat thereof recorded July 22, 1998 as document no. 98638934, in Cook County, Illinois

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 over the common areas (Outlot A) as provided for and set forth in the Declaration of Covenants, Conditions, Easements and Restrictions for the Dearborn Ridge Townhomes Homeowners Association dated September 24, 1998 and recorded September 25, 1998 as document 98861113.

PIN 09-26-315-015-0000

Common address: 1004 Cedar, Park Ridge, Il 60068

Property of Cook County Clerk's Office