



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



16182101340

Doc#: 1618210134 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2016 03:03 PM Pg: 1 of 2

FIRST AMERICAN TITLE
FILE # 2680430

THE GRANTOR, 717 Elm, LLC, a 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Ashish Patel and Avani Patel, husband and wife, ~~as joint tenants or tenants in common but not by the entirety~~, (GRANTEE'S ADDRESS) 364 Dover Drive, Des Plaines, Illinois 60018 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ~~*Naranbhai S. Patel & Shakriben N. Patel, HUSBAND & WIFE~~

AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

LOT 6 IN FINAL PLAT OF SHANNON ESTATES SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN ROBERT BARTLETT'S PLEASANT ACRES BEING PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2014 AS DOCUMENT 1412110046, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drains, pipe or other conduit.

Permanent Real Estate Index Number(s): 07-22-103-094-0000 ⁰⁰¹ and 07-22-103-013-0000
Address(es) of Real Estate: 25 Thacker Street, Schaumburg, Illinois 60194

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member/Manager, this 15th day of April, 2016.

717 Elm, LLC

X By Brian T. Kelly
Brian T. Kelly
Member/Manager

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
28964 730.00

S X
P 12
S N
SC V
INT D

REAL ESTATE TRANSFER TAX	23-May-2016
COUNTY:	365.00
ILLINOIS:	730.00
TOTAL:	1,095.00



UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Brian T. Kelly, personally known to me to be the Member/Manager of the 717 Elm, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Brian T. Kelly and Member/Manager 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 18 day of April 2016.



Stefanie W. Heringer (Notary Public)

Prepared By: Dennis M. Nolan, Esq.
221 West Railroad Avenue
Bartlett, Illinois 60103

Mail To:
Jeffery A. Avny, Esq.
Law Offices of Jeffery A. Avny
415 West Golf Road, Suite 59
Arlington Heights, Illinois 60005

Name & Address of Taxpayer:
Ashish Patel and Avani Patel
25 Thacker Street
Schaumburg, Illinois 60194

of Cook County Clerk's Office