

UNOFFICIAL COPY



WARRANTY DEED
(Illinois) (Individual to Individual)

Doc# 1707241023 Fee \$40.00

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

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2017 10:03 AM PG: 1 OF 2

MAIL TO:
Yogesh and Malvika Patel
9443 Sumac Rd Unit E
Des Plaines, IL 60016

SEND TAX BILL TO:
Yogesh Patel
9443 Sumac Rd Unit E
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 Grantor, SDNR Investments, LLC, an Illinois limited liability company, of 953 N Plum Grove Rd Suite B, Schaumburg, IL 60173, hereby conveys and warrants to

FIRST AMERICAN TITLE
FILE# 2835573

the Grantees, Yogesh Patel and Malvika Patel, husband and wife, of 9357 Margail Ct, Des Plaines, IL 60016, as tenants by the entirety,

the Real Estate located at 9443 Sumac Rd Unit E, Des Plaines, IL 60016 and having a P.I.N. of 09-15-107-074-0000 and legally described as

PARCEL I: THE EAST 28.25 FEET OF THE WEST 161.67 FEET BOTH AS MEASURED ALONG THE NORTH LINE THEREOF OF THE SOUTH 66.75 FEET OF THE NORTH 214.50 FEET BOTH AS MEASURED ALONG THE WEST LINE THEREOF LOTS 8 TO 13 BOTH INCLUSIVE TAKEN AS A TRACT IN FIRST ADDITION TO HILLARY LANE BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL II: THE SOUTH 8.0 FEET OF THE NORTH 172.0 FEET BOTH AS MEASURED ALONG THE EAST LINE THEREOF OF THE EAST 35.0 FEET AS MEASURED ALONG THE NORTH LINE THEREOF OF LOTS 8 TO 13 BOTH INCLUSIVE TAKEN AS A TRACT IN FIRST ADDITION TO HILLARY LANE AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION OF LAND DEEDED TO THE TOWNSHIP OF MAINE HIGHWAY COMMISSION BY DOCUMENT NUMBER 97380880.

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 the Grantor.

Dated March 3, 2017

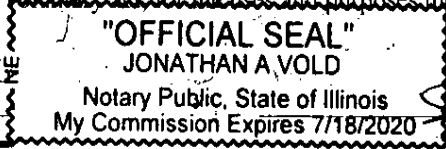
Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

SDNR Investments, LLC
By Hemant Shah, Manager

File Date 3-3-17
City of Des Plaines

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Hemant Shah, personally known to me to be the same person 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 3-3-17
Commission expires 7-18-20



[Signature], Notary Public

FIRST AMERICAN TITLE
FILE # 2835573

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

FIRST AMERICAN TITLE
FILE #

REAL ESTATE TRANSFER TAX



09-15-107-074-0000

COUNTY:	06-Mar-2017
ILLINOIS:	55.00
TOTAL:	110.00
	165.00

20170301619434

1-174-694-582

"OFFICIAL SEAL"
 JOHANNA A VOIG
 Notary Public, State of Illinois
 My Commission Expires 7/18/2020

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