

UNOFFICIAL COPY

Doc#: 1713849076 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/18/2017 09:30 AM Pg: 1 of 2

WARRANTY DEED Illinois Statutory

Mail to:
Ronak Desai, Esq
150 S. Wacker Drive Ste. 2600
Chicago, IL 60606

Dec ID 20170401641014
ST/CO Stamp 2-071-404-224 ST Tax \$132.00 CO Tax \$66.00

Name & Address of Taxpayer:
Rakeshkumar Patel and Suhashben Patel
940 Beau Drive Unit 109
Des Plaines, IL 60016

RECORDER'S STAMP

The GRANTOR(S): **George Pope and Pamela Pope, husband and wife**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Rakeshkumar Patel and Suhashben Patel, husband and wife, as tenants by the entirety** all interest in the following described land in the County of Cook, State of Illinois; to wit:

UNIT 940-109 IN ELMDALE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE EASTWARD ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 575.58 FEET TO A POINT BEING 757.12 FEET WEST OF THE NORTHEAST CORNER OF THE SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 653.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 906.59 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTH 34 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE EASTWARD ALONG THE SAID NORTH LINE, NORTH 89 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 566.01 FEET TO A POINT BEING 191.01 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 901.84 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 566.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0315532108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to:

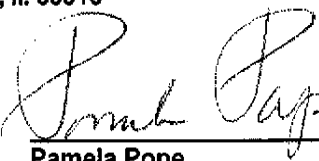
1. All general taxes and special assessments not yet due and payable at the time of closing.
2. Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY

PIN: 08-24-100-029-1126
Property Address 940 Beau Drive Unit 109 Des Plaines, IL 60016

Dated April 25, 2017


George Pope (seal)


Pamela Pope (seal)

CT 1789W1620729K

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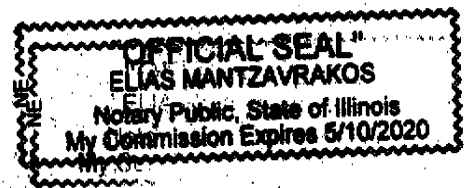
STATE OF ILLINOIS }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **George Pope and Pamela Pope** are personally know 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/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal April 25, 2017

WITNESS my hand and official seal.

Signature *Elias Mantzavrakos*



My Commission Expires 5/10/20

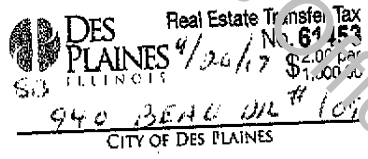
(Seal)

Prepared by:

Elias Mantzavrakos, Esq
969 Elmhurst Rd., Ste. 1A
Des Plaines, IL 60016

County - Illinois Transfer Stamps
Exempt under provisions of paragraph
 Section 31-45, Real Estate
Transfer Tax Law
Date:

Buyer, Seller or Representative



**This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		17-May-2017
COUNTY:		66.00
ILLINOIS:		132.00
TOTAL:		198.00
08-24-100-029-1126 20170401641014 2-071-404-224		