

Aff-1706994/ Vol 2

WARRANTY DEED

Joint Tenancy

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Nirava Majmudar, of a married man
3424 Whirlaway Dr.
Northbrook IL 60062

Doc#: 1715249525 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2017 01:58 PM Pg: 1 of 2

Dec ID 20170501661426
ST/CO Stamp 1-742-356-928 ST Tax \$299.00 CO Tax \$149.50

(The Above Space for Recorder's Use Only)

of the City of Northbrook of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

Ila U. Patel, Umeshkumar P. Patel, Umeshbhai D. Patel, and Pannaben U. Patel, all married persons

MARRIED

not in Tenancy in Common, but in Joint Tenancy, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as tenancy in common, but in joint tenancy forever. SUBJECT TO: General Real Estate Taxes for "[Click here and type year]" and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record "[Click here and type additional exceptions or a period]"

Property Index Number (PIN): 09-14-316-035-0000
Address of Real Estate: 9008 N Grace Ave. Niles IL 60714

DATED this 26 day of May, 2017.

This is not Homestead property

Handwritten signature/initials

Nirava Majmudar (SEAL)
NIRAVA

(SEAL) (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Nirva J Majmudar, a personally known to me to be the same persons whose names are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26 day of May, 2017.

Commission expires October 27 20 19

Notary Public signature



This instrument was prepared by: Daniel J Haynes, 330 E Roosevelt Rd. Ste 160, Lombard IL 60148.

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as 9008 N Grace Ave. Niles IL 60714

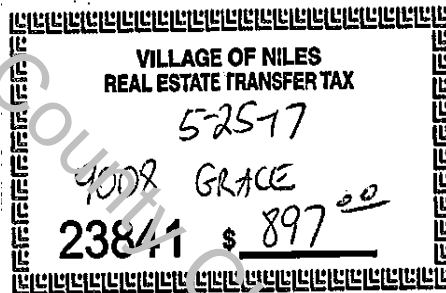
### EXHIBIT A

Address Given: 9008 N. Grace Ave.  
Niles, IL 60714

Permanent Index No.: 09-14-316-036-0000

#### Legal Description:

THE NORTH 27 FEET OF LOT 71, THE SOUTH 23 FEET OF LOT 72 IN BALLARD TERRACE, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES IN COOK COUNTY, ILLINOIS, ON JUNE 14, 1956, AS DOCUMENT NUMBER 1676583



#### REAL ESTATE TRANSFER TAX

01-Jun-2017



COUNTY:	149.50
ILLINOIS:	299.00
<b>TOTAL:</b>	<b>448.50</b>

09-14-316-036-0000 | 20170501661426 | 1-742-356-928

#### MAIL TO:

Umeshbhai D. Patel  
9008 N. Grace Ave  
Niles IL 60714

#### SEND SUBSEQUENT TAX BILLS TO:

Umeshbhai D. Patel  
9008 N. Grace Ave  
Niles IL 60714