

UNOFFICIAL COPY

Warranty Deed

Doc#: 1717106021 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2017 10:05 AM Pg: 1 of 2

ILLINOIS

Dec ID 20170601668555
ST/CO Stamp 0-182-142-400 ST Tax \$975.00 CO Tax \$487.50
City Stamp 1-092-257-216 City Tax: \$10,237.50

Above Space for Recorder's Use Only

THE GRANTOR(s) GML Development, LLC, an Illinois Limited Liability Company, of the Village of Northbrook, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Elliott Michael Groves and Nisha Amrit Patel, husband and wife, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, (1) year limited warranty waiving the Implied Warranty of Habitability between Developer and First Grantee.

Permanent Real Estate Index Number(s): 13-36416-019-0000

Address(es) of Real Estate: 2415 W. Moffat Street, Chicago, IL 60647

The date of this deed of conveyance is June 15, 2017.

GML DEVELOPMENT, LLC

By: 
(SEAL) Gary Levitas, Member

(SEAL)

(SEAL)

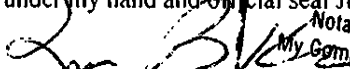
(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Levitas, Manager of GML Development, LLC, an Illinois Limited Liability Company, personally known 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.

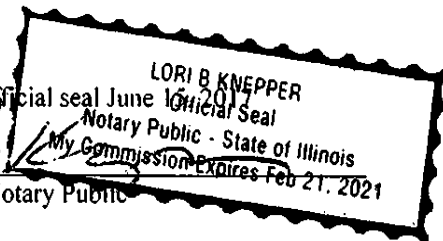
(Impress Seal Here)

(My Commission Expires _____)

Given under my hand and official seal June 16, 2017



Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as 2415 W. Moffat Street, Chicago, IL 60647

Lot 57 in Colehour's Subdivision of Block 4 in Johnston's Subdivision of the East 1/2 of the South East 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This instrument was prepared by:
Mitchell B. Ruchim
RUCHIM & HUDSON, P.C.
3000 Dundee Road, #415
Northbrook, Illinois 60062

Send subsequent tax bills to:
Elliott Michael Groves and Nisha
Amrit Patel
2415 W. Moffat Street
Northbrook, Illinois 60062
2415 W. Moffat St

Recorder-mail recorded document to:

2415 W. Moffat Street, Northbrook, IL 60062
2415 W. Moffat St
Northbrook, IL 60062