

# UNOFFICIAL COPY

## WARRANTY DEED



\*1725034082D\*

Doc# 1725034082 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 03:30 PM PG: 1 OF 3

THE GRANTOR(S), Vasant Patel, a married man, of Skokie, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Patrick B. Grimes, *an unmarried* man, of *Westchester*, Illinois the following described Real Estate:

Address of Property: 1946 Downing Ave. Westchester, IL 60154

Parcel ID Number: 15-20-410-069-0000

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Situated in the County of Cook, State of Illinois. This is not a homestead property as to Grantor's spouse.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

DATED this 1 day of September, 20 17

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois

SS 8/29/17

Vasant T. Patel (SEAL)  
Vasant Patel

### REAL ESTATE TRANSFER TAX

07-Sep-2017



COUNTY:	172.50
ILLINOIS:	345.00
TOTAL:	517.50

15-20-410-069-0000

20170801617244 | 1-023-292-352

After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-631-6070

AT17629 11/2

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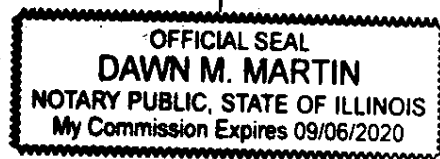
STATE OF IL  
 COUNTY OF DePue SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Vasant Patel  
 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.

WITNESS my hand and official seal this 1 day of September, 2017.

Dawn M. Martin  
 NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:  
Law Office of Lara Fausett  
568 Pennsylvania Ave.  
Glen Ellyn IL 60137

SEND SUBSEQUENT TAX BILLS TO:

Patrick B. Grimes  
1946 Downing Avenue  
Westchester IL 60154

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ALTA COMMITMENT 2006

File No. AT17629  
Associated File No:

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## EXHIBIT A

LOT 244 (EXCEPT THE NORTH 23 FEET THEREOF), LOT 243 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING, IN GEORGE F. NIXON AND COMPANY'S 22ND STREET ADDITION TO WESTCHESTER IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED AS DOCUMENT 10521215, IN COOK COUNTY, ILLINOIS.

Address of Property  
1946 DOWNING AVE  
WESTCHESTER, IL 60154

Parcel ID Number: 15-20-410-069-0000