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**INDEPENDENT
ADMINISTRATOR'S
DEED
(JOINT TENANCY)**

Doc#: 1819249035 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2018 09:09 AM Pg: 1 of 2

Dec ID 20180701618718
ST/CO Stamp 0-750-551-840 ST Tax \$187.00 CO Tax \$93.50

MAIL TO:
GAURAV H PATEL
8833 N. WASHINGTON AVE.
UNIT F
NILES, IL 60714

SEND TAX BILLS TO:
GAURAV H PATEL
8833 N. WASHINGTON AVE.
UNIT F
NILES, IL 60714

THE GRANTORS: AMITA BHATT AND NISHA PANDYA, as Independent Co-Administrators of the Estate of INDIRA U. PANDYA, deceased (pursuant to Letters of Office issued on 10-07-2016 in the Circuit Court of Cook County, State of Illinois, in Case 16 P 003267) for and in Consideration of TEN DOLLARS (\$10.00) in hand paid, and other Good and valuable consideration CONVEY AND WARRANT to

GRANTEES: SHRUTI H. PATEL AND GAURAV H. PATEL, both single, not as tenants in common but as JOINT TENANTS.

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 13 (EXCEPT THE WEST 122.44 FEET THEREOF MEASURED ALONG THE NORTH LINE OF SAID LOT 13, THE WEST LINE OF SAID TRACT OF LAND TAKEN AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 13) IN NILES TERRACE FOURTH ADDITION BEING A SUBDIVISION OF PART OF THE WEST 542.47 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF REGISTERED MARCH 25, 1959 AS DOCUMENT LR1851107 (EXCEPTING FROM SAID LOT 13 THE EAST 16 FEET THEREOF DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION FILED FEBRUARY 2, 1971 AS DOCUMENT LR21386912), IN COOK COUNTY, ILLINOIS:

Permanent Real Estate Index Number: 09-13-319-117-0000
Address of Real Estate: 8833 N WASHINGTON ST UNIT F, NILES, IL 60714

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for

File nr: AT180532
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2018 and subsequent years.

TO HAVE AND TO HOLD said premises forever.

Dated this 5 day of July, 2018.

Amita Bhatt
AMITA BHATT, as Independent Co-Administrator of the Estate of INDIRA U. PANDYA, deceased

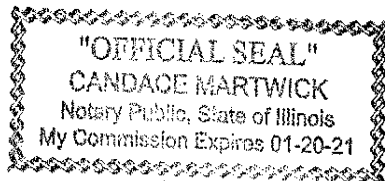
Nisha Pandya
NISHA PANDYA, as Independent Co-Administrator of the Estate of INDIRA U. PANDYA, deceased

State of Illinois)

County of Cook)

I, the undersigned, a notary public in and for Cook County, in the State of Illinois, DOES HEREBY CERTIFY that AMITA BHATT AND NISHA PANDYA, as Independent Co-Administrators of the Estate of INDIRA U. PANDYA, deceased 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 they acknowledged that they signed sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5 day of JULY 2018.



[Signature]
Notary Public

Commission expires 1/20, 2021

This Instrument was prepared by: TUSHAR R. CHOTALIA, P.C., 6600 N. Lincoln Ave., Suite 316, Lincolnwood, Il 60712.

