

UNOFFICIAL COPY

Doc#: 1827019045 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/27/2018 09:17 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20180901685828
ST/CO Stamp 1-834-436-768 ST Tax \$115.00 CO Tax \$57.50

THE GRANTOR(S), Ketan Patel, As Trustee UTD 09-09-2014 and known as Minal K. Patel Living Trusts, and Palak Shah, a married woman, of Hoffman Estates, 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 Hemantkumar Patel and Vilasben Patel, husband and wife of Elk Grove Village Illinois, as tenants by the entirety, the following described Real Estate:

Address of Property: 1760 Bristol Walk Unit E, Hoffman Estates, IL ~~60195~~ **60169**

Parcel ID Number: 07-08-101-019-1085

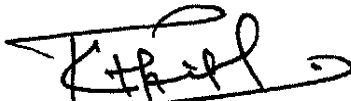
LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. This is not a homestead property as to the Grantor(s)' spouses.


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.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

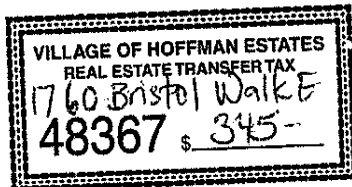
DATED this 18th day of September, 2018



Ketan Patel, As Trustee UTD 09-09-2014 and
known as Minal K. Patel Living Trusts



Palak Shah



File nr: AT180987
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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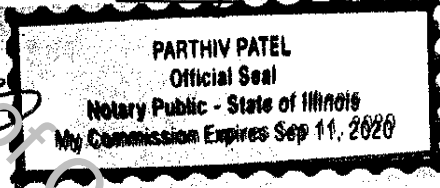
STATE OF IL)
) SS
COUNTY OF COOK)

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

Ketam Patel + ~~Parthiv~~ Palak Shah,
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 19th day of September, 2018.


NOTARY PUBLIC



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

MAIL TO:

HEMANTKUMAR PATEL
1760 Bristol Walk, Unit - E
HOFFMAN Estates - IL 60169

SEND SUBSEQUENT TAX BILLS TO:

HEMANTKUMAR PATEL
1760 Bristol Walk, Unit - E
HOFFMAN Estates - IL - 60169

Clerk's Office

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ALTA COMMITMENT 2006

File No. AT180887
Associated File No:

EXHIBIT A

UNIT 1760-E BRISTOL WALK IN HILLDALE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 26, 1978 AS DOCUMENT 25211897, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address of Property:
1760 BRISTOL WALK UNIT E
HOFFMAN ESTATES, IL 60195

Parcel ID Number: 07-08-101-019-1085