

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1903522055 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/04/2019 10:29 AM Pg: 1 of 2

Dec ID 20190101681831  
ST/CO Stamp 0-125-061-536 ST Tax \$177.00 CO Tax \$88.50

THE GRANTOR, *Edith Feliciano*, a single woman, of 217 Arrowwood Court, Unit B2, Schaumburg, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Bharg A. Patel and Bansil S. Patel, as husband and wife*, of 2560 Bairwood Road, Unit 205, Schaumburg, Illinois, not as tenants in common and not as joint tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

*SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions restrictions of record; building lines and easements, if any*

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 not in tenancy in common and not in joint tenancy, but as husband and wife, in tenancy by the entirety forever.

Address of Real Estate: 217 Arrowwood Court, Unit B2, Schaumburg, Illinois 60193

Permanent Real Estate Index Number: 07-24-302-016-1304

DATED this 23<sup>rd</sup> day of January, 2019

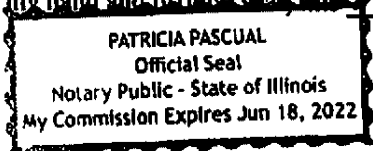
*Edith Feliciano*  
EDITH FELICIANO

State of IL )  
County of Cook ) ss.

DL 1-31-19  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
35869 , 177.00

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Edith Feliciano*, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 23<sup>rd</sup> day of January, 2019.



*Patricia Pascual*  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Patricia Gutierrez Pascual, Esq., 5716 West Lawrence Avenue, Chicago, Illinois 60630; 773/635-4100*

AFTER RECORDING, MAIL TO:  
Nirav Patel, Esq.  
Law Office of Nirav S. Patel, P.C.  
121 Fairfield Way, Suite 100  
Bloomington, Illinois 61802

SEND SUBSEQUENT TAX BILLS TO:  
Bharg A. Patel  
Bansil S. Patel  
217 Arrowwood Court, Unit B2  
Schaumburg, Illinois 60193

218-3195 V.V.



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## LEGAL DESCRIPTION

UNIT NUMBER 5-12-117-L-B-2, TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NUMBER G5-12-117-L-B-2 IN LEXINGTON GREEN II CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PARCEL OF LAND, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT A TO A DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 21741, RECORDED MARCH 24, 1977 AS DOCUMENT NUMBER 23863582, AS AMENDED FROM TIME TO TIME TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS, AS SUCH AMENDED DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDER OF SUCH AMENDED DECLARATIONS IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 217 Arrowwood Court, Unit B2, Schaumburg, Illinois 60193

Permanent Real Estate Index Number: 07-24-302-016-1304

REAL ESTATE TRANSFER TAX		01-Feb-2019	
	COUNTY:		88.50
	ILLINOIS:		177.00
	TOTAL:		265.50
07-24-302-016-1304   20190101681831   0-125-061-536			

REAL ESTATE TRANSFER TAX		01-Feb-2019	
	COUNTY:		88.50
	ILLINOIS:		177.00
	TOTAL:		265.50
07-24-302-016-1304   20190101681831   0-125-061-536			

**Warranty Deed**

INDIVIDUAL TO INDIVIDUAL

217 Arrowwood Court, Unit B2  
Schaumburg, Illinois 60193

Edith Feliciano

to

Bharg A. Patel  
Bansi S. Patel