

# UNOFFICIAL COPY

## COLFAX CROSSING WARRANTY DEED

The Grantor, Taylor Morrison of Illinois, Inc., an Illinois Corporation for and in consideration of \$10.00 and other good and valuable consideration in hand paid, and pursuant to authority given by the general partners of said corporation, conveys and warrants to:  
Harsh J. Patel, Swetha S. Nukala & Nageshwar Rao Nukala,  
Grantee(s) not in Tenancy in Common, but as Joint Tenants, the described real estate to wit:

Unit 6-4 in the Colfax Crossing Subdivision, As delineated on a survey of the following described real Estate: The southeasterly 21.81 feet of the northwesterly 107.52 feet of Lot 6 (as measured perpendicular to the north Line in Colfax Crossing, being a subdivision of part of Section 17, Township 41 North Range 12, east of the third principal Meridian, according to the plat thereof recorded December 16, 2015 as document number 1555049, in Cook County, Illinois.

COMMONLY KNOWN AS:

1102 Evergreen Avenue  
Des Plaines, IL 60016

SUBJECT TO:

- (a) Covenants, conditions, easements and restrictions of record, including the Declaration of Covenants.
- (b) Current real estate taxes and taxes for subsequent years;
- (c) The Plat of Subdivision, including public, private and utility easements of record.
- (d) Applicable zoning, planned unit development, and building laws and ordinances;
- (e) Acts done or suffered by Grantee and Grantee's mortgage.

TO HAVE AND TO HOLD forever said premises, not in Tenancy in Common, but as joint Tenants.

Real Estate Index Number: 09-17-104-002-0000 - Cook County  
Underlying PIN's: 09-17-100-009, 09-17-100-029, 09-17-100-032, 09-17-100-053, 09-17-100-054, 09-17-100-055, 09-17-100-056, 09-17-100-057

**FIRST AMERICAN TITLE**  
**FILE # 2967677**

REAL ESTATE TRANSFER TAX		07-Jun-2019
COUNTY:		155.00
ILLINOIS:		310.00
TOTAL:		465.00
09-17-104-002-0000   20190401657258   1-663-041-440		

DES PLAINES ILLINOIS  
 Real Estate Transfer Tax No. 64038  
 \$2.00 per \$1,000.00  
 28/19  
 1102 EVERGREEN  
 CITY OF DES PLAINES

\*1917517005D\*

Doc# 1917517005 Fee \$88.00

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

EDWARD M. MOODY  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 06/24/2019 09:11 AM PG: 1 OF 2

RECORDER'S STAMP

S Y  
 P 2  
 S —  
 M —  
 SC Y  
 E —  
 INT HL

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Vice President, this 30<sup>th</sup> day of May, 2019.

**Taylor Morrison of Illinois, Inc.**

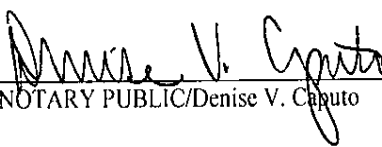
By:   
Curt Wick, Vice President

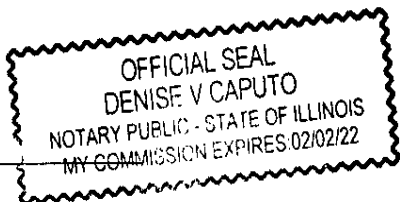
State of Illinois )  
                          )       SS  
County of Cook    )

On this 30<sup>th</sup> day of May, 2019, before me, a Notary Public, the undersigned officer, personally appeared Curt Wick, who acknowledged himself (and duly appointed by its Partners) to be Vice President of Taylor Morrison of Illinois, Inc., an Illinois Corporation and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation as Vice President.

Given under my hand and Official seal this 30<sup>th</sup> day of May, 2019.

Document prepared by:  
Denise Caputo, Taylor Morrison of Illinois, Inc.  
1834 Walden Office Square, Suite 300  
Schaumburg, IL 60173

  
NOTARY PUBLIC/Denise V. Caputo



After recording, mail to:  
Harsh Patel, Swetha Nukala & Nageshwar Nukala  
1102 Evergreen Avenue  
Des Plaines, IL 60016

Tax bill mailing address:  
Harsh Patel, Swetha Nukala & Nageshwar Nukala  
1102 Evergreen Avenue  
Des Plaines, IL 60016