

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 1919855078 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/17/2019 09:13 AM Pg: 1 of 4

THIS DOCUMENT PREPARED BY:

Dec ID 20190601611063
ST/CO Stamp 1-311-540-320 ST Tax \$111.50 CO Tax \$55.75

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE
FILE # 2960152 1/1

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), **Dhaval V. Detroja, FKA Dhavalkumar V. Detroja, and Doli D. Detroja, a married couple**, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, **Hanover Homes, LLC, an Illinois limited liability company**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PIN: **06-36-313-043-1007**

Address of Real Estate: **2230 Breezewood Terrace 09, Hanover Park, IL 60133**

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

This is homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

FIRST AMERICAN TITLE
FILE # 2960152

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Warranty Deed as of this 12 day of June, 2019.

Grantor:



[Handwritten Signature]

Dhaval V. Detroja, FKA Dhavalkumar V. Detroja

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Dhaval V. Detroja, FKA Dhavalkumar V. Detroja**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12 day of June, 2019.

[Handwritten Signature]
NOTARY PUBLIC
My commission expires: 5-17-23



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Warranty Deed as of this 12 day of June, 2019.

Grantor:

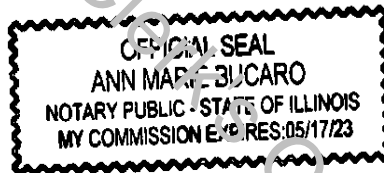
Detroja
Doli D. Detroja

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Doli D. Detroja**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12 day of June, 2019.

Ann Marie Bucaro
NOTARY PUBLIC
My commission expires: 5-17-23



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EXHIBIT A

LEGAL DESCRIPTION

UNIT 2230-09, IN PEBBLEWOOD COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 TO 12 (EXCEPT THE SOUTHWESTERLY 5 FEET OF LOTS 8, 9, 10, AND 11, AS MEASURED PERPENDICULARLY TO THE SOUTHWESTERLY LINE THEREOF TAKEN FOR ROAD PURPOSES), IN J.R. WILLENS HANOVER TERRACE APARTMENTS ASSESSMENT PLAT, A SUBDIVISION OF (EXCEPT THE WESTERLY 20 FEET OF THE SOUTHERLY 200 FEET) OUTLOT A AND LOTS 1 TO 11 IN HANOVER PARK TERRACE, A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9 EAST, TOGETHER WITH A STRIP OF LAND 121 FEET WIDE LYING EASTERLY AND ADJOINING SAID OUTLOT A AND LOT 11 IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 29, 2007 AS DOCUMENT 0702906027, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS:

2230 Breezewood Terrace 09
HANOVER PARK, IL 60133

MAIL AFTER RECORDING TO:

C/O Charlie Clarke
Hanover Homes, LLC
806 Greenwood Street
Evanston, IL 60201

MAIL TAX BILLS TO:

C/O Charlie Clarke
Hanover Homes, LLC
806 Greenwood Street
Evanston, IL 60201