

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

481104

PREPARED BY:

The Fry Group, LLC
Vanessa Cici Fry
18W140 Butterfield Road, Suite 1100
Oak Brook Terrace, IL 60181



Doc# 1923134079 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/19/2019 01:17 PM PG: 1 OF 2

MAIL TO:

Sanjay M. Patel, Nila S. Patel, and Anip S. Patel
~~341 Newport Lane, Unit C2~~
~~Bartlett, IL 60103~~ 1162 SHAWFORD WAY
ELGIN IL 60120

NAME & ADDRESS OF GRANTEE:

Sanjay M. Patel, Nila S. Patel, and Anip S. Patel
~~341 Newport Lane, Unit C2~~
~~Bartlett, IL 60103~~ 1162 SHAWFORD WAY
ELGIN IL 60120

THIS INDENTURE WITNESSETH, That the Grantor(s), Debra J. Fowler, a single woman of the Village/City of Bartlett, State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto: Sanjay M. Patel, Nila S. Patel, and ~~Anip S. Patel~~, as Joint Tenants of 341 Newport Lane, Unit C2, Bartlett, IL 60103, the following described real estate in the County of Cook and State of Illinois, to-wit:
*husband and wife

Legal Description:

UNIT 14-B-2-2 IN HEARTHWOOD FARMS CONDOMINIUM, PHASE 1, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION, UNIT 1, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM MADE BY US HOME CORPORATION, A CORPORATION OF DELAWARE, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 26083807, 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 DECLARATIONS TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS AMENDED DECLARATIONS ARE FILED OF RECORD, IN PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDED OF SUCH AMENDED DECLARATION, IN COOK COUNTY, ILLINOIS.

Property Address: 341 Newport Lane, Unit C2, Bartlett, IL 60103

Permanent Index Number: 06-35-400-117-1175

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HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of

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Dated this 14th day of August, 2019.

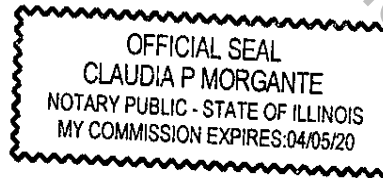
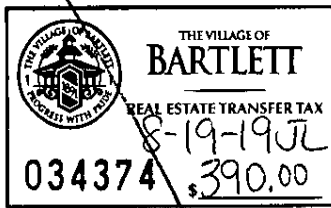
Debra J. Fowler
Debra J. Fowler

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, Debra J. Fowler, 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 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14th Day of August 2019

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		19-Aug-2019
	COUNTY:	65.00
	ILLINOIS:	130.00
TOTAL:		195.00
06-35-400-117-1175 20190801664522 0-068-870-752		