

# UNOFFICIAL COPY

## WARRANTY DEED



\*1925240002D\*

Doc# 1925240002 Fee \$93.00

PHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/09/2019 03:20 PM PG: 1 OF 2

## THE GRANTORS

(The space above for Recorder's use only)

*19 221019-31604(T) 1/2*

Dhaval Thakkar and Amisha Thakkar, Husband and Wife, of the Village of Streamwood, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Derek <sup>Michael</sup> Wiken and Winnieann <sup>Vibora</sup> of 1129 Longford Dr., Bartlett, IL in the following described Real Estate situated in Cook County, Illinois, commonly known as 139 Sycamore Ave, Streamwood, IL 60107 legally described as:

*\* as joint tenants with rights of survivorship*

**LOT 48 IN LAKEWOOD STREAMS, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 26 AND PART OF THE NORTH 1/2 OF SECTION 35, ALL IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1997, AS DOCUMENT NO. 97023304, ALL IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** 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; and general real estate taxes not due and payable at the time of closing.

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, but in **JOINT TENANCY** forever.

Permanent Index Number (PIN): 06-35-207-002-0000

Address(es) of Real Estate: 139 Sycamore Ave., Streamwood, IL 60107

Dated this 30 day of July, 2019.

Dhaval Thakkar

(SEAL)

A. D. Thakkar

(SEAL)

Amisha Thakkar

S Y  
P 2  
S N  
M Y  
SC Y  
E Y  
INT Dr

# UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

04-Sep-2019



COUNTY:	132.25
ILLINOIS:	264.50
TOTAL:	396.75

06-35-207-002-0000 | 20190801648860 | 1-680-175-712

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dhaval Thakkar and Amisha Thakkar, personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 30 day of July, 2019.



*[Signature]*  
 NOTARY PUBLIC

Commission expires 1-2-23

This instrument was prepared by: Kugia & Forte, PC, Steven J. Forte, Attorney at Law, 711 W. Main Street, West Dundee, IL 60118

~~MAIL TO:~~  
 Derek Wilken  
 139 Sycamore Ave.  
 Streamwood, IL 60107-3159

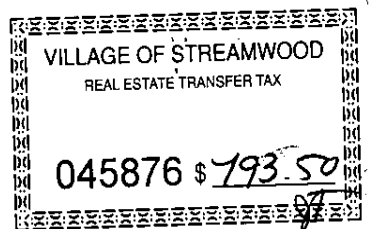
SEND SUBSEQUENT TAX BILLS TO:

Derek Wilken  
 139 Sycamore Ave.  
 Streamwood, IL 60107-3159

OR

Grants Address:  
 201 Atwell St.  
 Elgin, IL 60124

Recorder's Office Box No. \_\_\_\_\_



After Recording Return To:

Burnet Title - Post Closing  
 1301 W. 22nd Street Suite 510  
 Oak Brook, IL 60523