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Doc#: 1930846176 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/04/2019 10:14 AM Pg: 1 of 3

THIS DOCUMENT PREPARED BY:

Kahn and Kahn
728 Florsheim Drive, Suite 10
Libertyville, IL 60048

Dec ID 20191001625999
ST/CO Stamp 0-884-384-096 ST Tax \$690.00 CO Tax \$345.00

MAIL TAX BILL TO:

Baldevbhai Patel, Neetaben Patel, and Neelam Patel
7446 Foster Street
Morton Grove, IL 60053

MAIL RECORDED DEED TO:

George Kasios, Esq.
4433 W. Touhy Ave., Suite 208
Lincolnwood, IL 60712

JOINT TENANCY WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Andriy Vedenivskyy, a single person, of 7446 Foster St., Morton Grove, IL 60053, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Baldevbhai Patel and Neetaben Patel (husband and wife), and Neelam Patel (a ~~single person~~), of

not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 23 in Block "G" in Harris Park Vista Subdivision, being a Subdivision of the North 1/4 of the Northeast 1/4 (except parts thereof taken for highways) of Section 13, Township 41 North, Range 12, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, as Document Number 1468085.

Permanent Index Number(s): 09--13-206-023-0000
Property Address: 7446 Foster Street, Morton Grove, IL 60053

Subject, however, to the general taxes for the year of and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises NOT in TENANCY IN COMMON but in JOINT TENANCY forever.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 07891 AMOUNT \$ 2070.00 DATE 10-29-19
ADDRESS 7446 FOSTER
(VOID IF DIFFERENT FROM DEED)
BY J Sheehan

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Dated this 29 day of October, 2019.




Andriy Vedenivskyy

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andriy Vedenivskyy, personally known to me to be the same person(s) whose name(s) is/are 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 29 day of October, 2019.



Notary Public

My commission expires: _____



Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 29 | 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

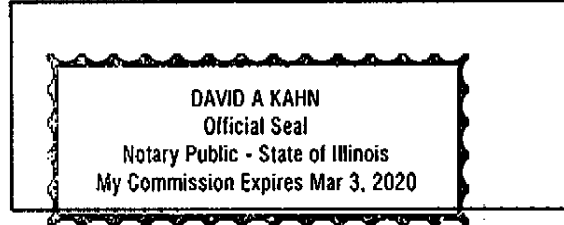
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Andriy Vedenivskyy

On this date of: 10 | 29 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 29 | 2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Neelan Patel

On this date of: 10 | 29 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**