UNOFFICIAL COPY **1931141819D*

WARRANTY DEED
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Vasili Liosatos Kovitz Shifrin Nesbit 55 West Monroe, Ste. 2445 Chicago, Illinois 60603 Doc# 1931141019 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/07/2019 09:40 AM PG: 1 OF

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE

FIRST AMERICAN TITLE FILE # 2960125

THE GRANTOR(S), Ashish Palkhiwala, a married person, and Sunil Jain, a married person, as tenants in common, 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:

06-36-313-043-1032

Address of Real Estate:

2290 Breezewood Terrace 15, 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, it any provided they do not interfere with the current use and enjoyment of the Real Estate.

This is not 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.

| · - | | | | - | |
|-----|---------------|-----------|----------------|---------------|---|
| ŧ | REAL ESTATE | TRANSFER | TAX | 05-Nov-2019 | |
| | | 25EC | COUNTY: | 43.75 | , |
| I | 6 7773 | | ILLINOIS: | 87.50 | |
| | Marian. | | TOTAL: | 131.25 | |
| _ | 06-36-313 | -043-1032 | 20191001617205 | 0-909-873-504 | |



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| IN WITNESS WHEREOF, said Grantor has Warranty Deed as of this 1! day of 6 | caused his/her/its name to be signed to this of the control of the |
|---|--|
| | Grantor: |
| | Ashish Palkhiwala |
| | |
| STATE OF | |
| COUNTY OF COOK) SS. | |
| certify that Ashish Palkhiwala, personally knowsubscribed to in the foregoing instrument, | nd for the State and County aforesaid, do hereby wn to me to be the same person whose name is appeared before me this day in person and ered the said instrument as his/her free and set forth. |
| Given under my hand and notarial seal this HOTARY PUBLIC | 1 Jay of OCTOBER, 2019. |
| My commission expires: 29 NOV 20 | ALEXANDRA VETSCH OFFICIAL SEAL Notery Public, State of Illinois 'Ay C Immission Expires Not amber 29, 2021 |
| | |

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| IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to the Warranty Deed as of this, day of |
|--|
| Grantor: |
| Sunil Jain |
| STATE OF LUINOIS) |
| COUNTY OF COOK SS. |
| I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Sunil Jain , personally known to me to be the same person whose name subscribed to in the foregoing instrument, appeared before me this day in person are acknowledged that he/she signed and delivered the said instrument as his/her free are voluntary act for the uses and purposes therein set forth. |
| Given under my hand and notarial seal this 11 day of OCTOBER, 20 19. NØTARY PUBLIC |
| My commission expires: 79 NOV ZOZI ALEXANDRA VETSCH OFFICIAL SEAL Notary Public, State of Illinois M. Commission Expires Notary Public, State of Illinois Notary Pub |
| |

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 2290-15, 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 MERICIAN, 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.

SES COUNTY CONTY C NOTE: FOR INFORMATIONAL PUPPOSES ONLY, THE LAND IS KNOWN AS:

2290 Breezewood Terrace 15 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